

RECONNAISSANCE SURVEY OF
**DOWNTOWN AND COLUMBUS
PARK OMAHA**

Prepared for:



City of Omaha

and



Nebraska State Historical Society

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EXECUTIVE SUMMARY

The City of Omaha Certified Local Government (Omaha CLG), in cooperation with the Nebraska State Historical Society (NSHS), contracted with Mead & Hunt, Inc. (Mead & Hunt) to conduct a Nebraska Historic Buildings Survey (NeHRSI) in the Downtown and Columbus Park survey areas in Omaha. Mead & Hunt completed the survey and prepared this report between January and May 2011.

The survey area contains approximately 2,466 properties. Generally, the survey area is bounded by the Missouri River and Nebraska state line on the east; the Union Pacific Railroad corridor and Martha Street on the south; Cuming Street, IZard Street, and Abbott Drive on the north; and I-480/US 75 (North Freeway), and 30th Street on the west (see Figure 1. Map of Survey Area shown in Chapter 2).

The survey area generally consists of late nineteenth- and twentieth-century residential, institutional, government, and commercial resources. A large portion of the survey area is residential buildings, consisting of single-family homes, multi-family residences, and apartment buildings. The architectural styles of the dwellings range from front-gable vernacular forms to bungalows and Craftsman style homes, as well as Period Revival residences. A large portion of the institutional, governmental, and commercial properties are from the period following World War II. Fifty-five properties and five historic districts have previously been listed in the National Register (see Chapter 3). Five individual properties are Omaha Landmarks.

Mead & Hunt conducted a reconnaissance-level survey in accordance with the *Secretary of the Interior’s Standards for Archaeology and Historic Preservation and Standards for Identification and Evaluation* and the NeHRSI survey standards. Surveyed properties were evaluated for their potential to be eligible for the National Register and for designation as an Omaha Landmark. The reconnaissance-level survey identified 33 individual properties and three historic districts as good candidates for National Register and Omaha Landmark designation. In addition, four individual properties are recommended for Omaha Landmark designation.

This report documents the results of historical research and field investigations. Chapter 1 of the report contains an overview of the historic development and outlines historic themes for the survey area. Chapters 2 through 5 of the report include a discussion of the survey methodology, a list of previously listed National Register properties, a description of architectural styles and associated historic contexts of properties documented within the survey area, Mead & Hunt’s recommendations for the National Register and Omaha Landmark designation and future research considerations, and an introduction to the survey process and its administrators. The report concludes with a list of the surveyed properties, a bibliography, and a glossary of terms used in the report.

Mead & Hunt would like to thank the following state and local organizations and individuals for assisting us with this study: Michael Leonard, James Krance, and Elisabeth Smith of the City of Omaha Planning Department; Gary Rosenberg of the Douglas County Historical Society; and Patrick Haynes, Jessie Nunn, and Bob Puschendorf of the Nebraska State Historic Preservation Office.

Architectural historians from Mead & Hunt who contributed to the survey and report include Sara Gredler, Christine Long, and Emily Pettis. Report layout completed by Dusty Nielsen.

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Historic photographs within the report are used courtesy of the Douglas County Historical Society, the City of Omaha, and the Durham Museum. Cover photographs are courtesy of the Durham Museum and the City of Omaha. Images shown in the glossary are adapted from Barbara Wyatt, ed., *Cultural Resource Management in Wisconsin, vol. 2, Architecture* (Madison, Wis.: State Historical Society of Wisconsin, 1986). Other images are 2011 survey photographs taken by Mead & Hunt, Inc., and photographs provided by the City of Omaha.

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CHAPTER 1.

HISTORIC OVERVIEW

INTRODUCTION

This historic overview provides a brief context to consider the types of resources researched and documented in this survey. When possible, this overview presents information about specific historic resources documented during field survey (for a discussion of the field survey, see Chapter 2). When a surveyed property is mentioned, its Nebraska Historic Resources Survey Inventory (NeHRSI) site number follows its reference.

The survey area for this project is located in downtown Omaha and is bounded by South 29th Street, I-480 and North 31st Street on the west, Izard Street and Abbot Drive on the north, the Missouri River on the east, and the Union Pacific Railroad line on the south. See Chapter 2 for a map showing the survey boundaries.

DEVELOPMENT OF OMAHA THROUGH WORLD WAR II

Prior to incorporation in 1857, Omaha was platted in 1854 with a conventional grid layout, including 320 city blocks each measuring 264 feet square. Omaha served as the territorial capital for 13 years until the capital moved to Lincoln when Nebraska gained statehood on March 1, 1867. By 1870 the city limits extended to present-day 36th Street to encompass the survey area.¹

NEBRASKA HISTORIC RESOURCES SURVEY AND INVENTORY SITE NUMBERS
Each surveyed property in the NeHRSI is assigned a site number. Site numbers begin with an abbreviation of the county; DO is the abbreviation for Douglas County. Each county abbreviation is followed by a sequential two-digit number assigned to communities within each county; 09 is the two-digit number for the City of Omaha. This number is then followed by a four-digit city plat map number, and a three-digit number that refers to the specific resource mapped on each city plat map (i.e., DO09:0098-012). When a surveyed property is mentioned, its NeHRSI site number follows its reference.

Omaha’s location on the west bank of the Missouri River established it as a regional center of trade in the nation’s westward movement. Steamboat trade on the Missouri River and the city’s position on the nation’s first transcontinental railroad lines strengthened Omaha’s economy in the nineteenth century and contributed to population growth and commercial development. In the 1860s Omaha emerged as a transcontinental communication and transportation center. This occurred after the Western Union Telegraph Company erected telegraph wires west from Omaha in 1861, linking the Pacific and Atlantic Coasts. The transcontinental railroad also provided a foundation for the

commercial establishment of downtown Omaha. In 1862 President Abraham Lincoln chose Omaha as the eastern terminus for the transcontinental railroad of the Union Pacific (UP) Railroad, which was founded in the same year. The railroad was completed in 1869, and Omaha’s key position along these transcontinental systems identified it as the nation’s “Gate City” to California and the West. Within the decade between 1860 and 1870, Omaha’s population quadrupled, and it became Nebraska’s largest city.² By 1880 eight other rail lines served Omaha and further aided the city’s development as an important agricultural, manufacturing, and commercial center.

During the 1880s Nebraska and Omaha experienced unparalleled growth. The state’s population doubled between 1880 and 1890, and Omaha used its position as the eastern terminus the transcontinental UP railroad to develop as a major distribution center for Nebraska and the states westward to California. At this time, the “Old Market” area and areas adjacent to the railroad line developed in response to the UP Railroad’s (and later the Burlington Railroad’s) policy to promote traffic and facilitate wholesale jobbing. Jobbing, a business practice in which the jobber purchased goods directly from the manufacturer and sold directly to the store owner, emerged as a significant industry in Omaha during the 1880s. To support this industry, between 1870 and 1900 a concentration of 24 large-scale industrial and warehouse structures were erected between South 8th Street on the east, South 10th Street on the west, Dodge Street on the north, and Leavenworth Street on the south. These six- and seven-story-tall red brick buildings towering over cobblestone and red brick streets created a canyon-like feeling and lead to the area being known as “Jobber’s Canyon.” This dense concentration of warehouses, grocers, and dry goods outfitters was demolished in 1989 and replaced with parkland and the ConAgra headquarters.

Omaha’s jobbers handled numerous wholesale products, including groceries, dry goods, hard-

ware, fresh produce, paper, boxes, liquors, and agricultural implements. Wholesaling relied on the expediency and efficiency of the railroads to transport goods quickly, and the well-developed telegraph system in Omaha further enhanced the city’s ability to excel at this trade. Within the survey area, the National Register of Historic Places (National Register)-listed Old Market Historic District and Omaha Rail and Commerce Historic District feature large-scale commercial and warehouse buildings used for the wholesale jobbing trade and which reflect these important trends.³ Occurring contemporaneously with the rise of Omaha’s wholesaling industry was the emergence of Omaha as a livestock market. The Union Stockyard Company, located near the UP line in South Omaha (south of the downtown survey area), was incorporated in 1883.⁴



Old Market area in 1925 (photo courtesy of the Douglas County Historical Society Archives [DCHSA])

Within the downtown area services emerged with provisions for jobbers and manufacturers, including transportation companies, printing houses, restaurants and bars, service garages, supply companies, office buildings, major department stores, retail spaces, hotels, and government provisions. Omaha’s commercial development experienced a setback during the depression of the 1890s, but the turn of the twentieth century heralded a resurgence of the city’s economy. Inspired by the Trans-Mississippi Exposition of 1898, the post-1900 economic boom resulted in increased commercial construction in the downtown area, much of it in the Neoclassical Revival style. Architectural trends during this period also reflected the lasting

influences of the Chicago Columbian Exposition of 1892, during which Neoclassical Revival architecture predominated. Omaha continued its position as a leader of railroad and meatpacking storage and distribution west of the Mississippi River. The city’s population grew from 102,000 in 1900 to 124,000 in 1910 and 191,000 in 1920.⁵ The majority of warehouses in downtown Omaha were built between 1875 and 1945, a period including both the economic boom of the 1880s and the post-1900 boom.⁶



Downtown Omaha in 1879-1880 looking northwest from 15th Street and Douglas Street with Omaha High School (nonextant) in the background (photo courtesy of the DCHSA)

In addition to wholesaling and stockyards, Omaha sustained a variety of other manufacturing industries, including soap factories, breweries, distilleries, coal, and lumber yards. Many of these industries constructed building complexes near the railroad lines to benefit from the convenient transportation of raw and finished products. In addition to the previously-listed districts in the survey area, the northern portion of the survey area along Burt and Cumming Street contains properties that are associated with manufacturing industries and were situated near the northern barge dock railroad tracks, while the eastern portion of the survey area historically included railroad yards, UP shops, and the Esarco smelter. Numerous other small factories, bakeries, and machine shops were interspersed throughout the survey area, including the Paxton-Mitchell

Company’s machine shop in the southern portion of the survey area, at 1039 South 21st Street (DO09:0120-034). The U.S. Army Supply Depot, which was located on the transcontinental railroad within the southern portion of the survey area, played an important role in Omaha’s early history as it supplied the late nineteenth century Indian wars.

The Omaha Rail and Commerce Historic District

Located in the southeast corner of downtown Omaha, the Omaha Rail and Commerce Historic District is roughly bounded by the UP and the Chicago, Burlington, & Quincy (CB&Q) railroad tracks, South 9th Street, Jackson Street, and South 15th Street. A southeast portion of the district extends south to Pacific Street. Building development within the district was predominately influenced by the railroads and warehousing and is representative of the overall commercial development of Omaha between 1887 and 1945 due to rail. Situated along the main line of the transcontinental UP railroad, the district features buildings that historically functioned as large wholesale jobbing warehouses; manufacturing, transfer and storage companies; and service businesses. Several buildings in the district are also individually listed in the National Register, including Union Station (DO09:0119-003, National Register 1971) and Burlington Station (DO09:0119-004, National Register 1974). Because this district has been listed in the National Register, it was not included in the survey.

Stacey C. Pilgrim, “Omaha Rail and Commerce Historic District,” National Register Nomination Form: National Park Service, 1996.



Omaha Rail and Commerce Historic District looking east along Jones Street at the intersection with 15th Street

URBAN DEVELOPMENT AND THE STREETCARS

Before the 1880s, most residents of Omaha lived within walking distance from their place of work. As a result, early concentrations of worker cottages were constructed in close proximity to the industries and commercial businesses located near downtown and along the railroad corridor. The development of streetcars allowed residents to live further from their place of employment, the rail lines, and downtown. Streetcar transportation began in 1868, when the Omaha Horse and Railway Company established horse-drawn streetcar service. Within the survey area, early horse car lines were located along South 6th Street and South 13th Street. A cable car system was added in 1884 and lines were extended north of downtown along 18th Street and westward along Dodge Street. By 1889 the downtown area featured many streetcar routes, including a horse car line of the Omaha Street Railway along Farnam, Leavenworth, and St. Mary's Streets and electric lines of the Omaha Street Railway and Omaha Motor Railway along portions of Leavenworth Street, Burt Street, and 11th and 16th Streets connecting Omaha with Council Bluffs' street railway system.⁷

The numerous streetcar companies eventually consolidated into the Omaha & Council Bluffs Company, which operated more than 160 miles of track that radiated out of the downtown area along major thoroughfares, including Cuming, Dodge, Farnam, and Leavenworth Streets, and connected Omaha to Council Bluffs.⁸ By 1926, the height of the Omaha streetcar system, streetcar lines were found along the east-west corridors of Burt, Dodge, Farnam, St. Mary's, and Leavenworth Streets and along segments of 6th, 11th, 14th, 16th, 18th, 20th, 24th, 28th, and 30th Streets in the survey area.⁹

At the same time as Omaha's streetcar system was developing, the city undertook several civic improvement street grading projects that generally lowered the gradient of east-west streets, including Dodge, Douglas, Farnam, Harney, and St. Mary's Streets. Proponents of these civic projects argued that re-grading efforts would improve Omaha's

commercial potential by making downtown more accessible and business friendly, especially on the west side of the downtown core. Examples of these projects include the lowering of Jones Street at 16th Street by 50 feet in the late 1800s, and the alteration of Farnam Street between 15th and 20th Streets on two occurrences. In 1883 the Farnam Street grade was cut by three feet along much of the corridor, and a 45-foot cut was also made at the intersection of 17th and Farnam Streets. The fill from the Farnam Street re-grading efforts was repurposed for grading between 20th and 24th Streets. In 1891 Douglas Street was re-graded between 17th and 20th Streets, resulting in the construction of new business blocks that replaced pre-existing frame buildings. These gradient lowering projects resulted in downtown expanding west beyond 20th Street. Perhaps the most visible of the street improvement projects is the re-grading of Dodge Street, which occurred between 1917 and 1921 and reduced the steep grade from 12 percent to 7 percent between 17th and 22nd Streets. The deepest cut in the Dodge Street project measured 20 feet, and as a result, side streets were also re-graded to meet the new elevation. While some buildings, such as Central High School on Dodge Street (DO09:0126-008) and the Scottish Rite Temple on Douglas Street (DO09:0124-007), accommodated the landscape changes by adding terraces and steps down to the revised street levels, other structures were demolished because of the inherent problems with maintaining their entryways and foundations.



Roadway construction along Dodge Street from 17th to 22nd Streets, near Central High School in 1920 (photo courtesy of the Durham Museum)

One exception is St. Mary Magdalene Church (DO09:0124-001) at 109 South 19th Street, at the intersection with Dodge Street. A basement level and sanctuary were incorporated into the church and the entry was revised to accommodate the new street grade; the original 1902 cornerstone is now seen above the altered entrance at the base of the original Gothic arch portal facing 19th Street.¹⁰



St. Mary Magdalene Church during the roadway lowering project, June 1920 (photo courtesy of the Durham Museum)



St. Mary Magdalene Church with new basement level, July 1921 (photo courtesy of the Durham Museum)

The improvements to Omaha's streetscape and its well-developed streetcar system stimulated the city's physical expansion and spurred development along main thoroughfares with streetcar lines and improved accessibility. Real estate developers took advantage of the increased traffic and built single-family residences and apartments along street car lines. Neighborhood commercial businesses such as grocery stores, bakeries, and drugstores clustered at the intersections of streetcar lines.¹¹ Many of the one- and two-story frame commercial buildings that lined the streets were later replaced by multiple-story brick buildings from the late 1890s through the 1920s.

Hotels, theaters, and mixed-use commercial blocks were constructed throughout downtown to serve the needs of residents and business travelers. Among the most impressive hotels in the survey area is the Art Deco-style Paxton, built in 1928 (DO09:0123-084). The streetcar lines also provided access to clusters of apartment complexes within the survey area, including the Lancaster Apartments (DO09:0205-003), Helen Apartments (DO09:0209-041), and LaMorada Apartments (DO09:0207-022) built to house the large influx of workers during this period. Large concentrations of housing and apartment buildings located west of the downtown survey area were lost during the construction of Interstate 80 (I-80).

IMMIGRATION AND SETTLEMENT

The development of the railroads and the precipitous rise of industry and commercial development resulted in the need for a great number of skilled and unskilled laborers during the late nineteenth and early twentieth centuries. Immigration during this period supplied much of the needed labor for the growing industries of Omaha. This growth brought a great influx of immigrants from Germany and Northern Europe prior to 1910 and from Bohemia and Southern Europe after 1910.¹² Omaha attracted immigrants due to the jobs offered by the UP shops, smelters, wholesale trade, meatpacking plants, and other industries in and around the survey area.

Multiple Family Housing in Omaha Like many cities across the country, Omaha experienced rapid growth during the nineteenth and early twentieth centuries as immigration and industrialization affected the area. Following the lead of New York City, developers in Omaha began constructing multiple-family housing units to accommodate the city's population growth.

The downtown survey area features a varied collection of multiple-family housing types, including variations based on regional influences and developer preferences. Included among the early types of multiple-family houses are row flats, which are a series of flats containing stacked units and located side by side, an example of which is the Campion House at the corner of Florence Boulevard and California Street (DO09:0128-019). As streetcar lines developed, a new type of multiple-family housing emerged: the "apartment house." Within Omaha, early twentieth century apartment buildings included several general types: four-plexes, a two-story apartment building with two units per floor; commercial apartment buildings, which featured a storefront space on the first level; eastern flats, which are two or three stories with two large units on each floor; and garden apartments in an H-, L-, or U-plan around a central courtyard. The National Register-listed Drake Court Apartments (DO09:0122-008) represent a unique apartment layout in Omaha, with apartments oriented along a two-block long linear courtyard that aligned with Jones Street. Downtown Omaha also features several post-World War II apartment high-rise buildings, including Rorick Condominiums (DO09:0122-041) and the Avenue Apartments (DO09:0122-076), both of which feature cross plans and share a three-story parking garage.



Drake Court Apartments, located along Jones Street between South 20th Street and South 24th Street



Avenue Apartments, located at 2235 St. Mary's Avenue
Jennifer Honebrink, "Apartments, Flats and Tenements in Omaha, Nebraska from 1880-1962," National Register of Historic Places Multiple Property Documentation Form, Nebraska State Historic Preservation Office, 2009.

Immigrant groups often brought specific trades and skills from the Old World. For example, immigrants from Germany, Austria, and Czechoslovakia were often trained brewers, foundry workers, engineers, masons, and saddlers. Italians often thrived as restaurant managers, cooks, bakers, and musicians.¹³

By 1880 one-third of Omaha's population was foreign-born and more than half claimed foreign ancestry. The different ethnic groups settled together in clusters within neighborhoods, usually close to their place of employment. Within these areas, immigrant groups developed tightly woven social networks, and established churches, schools, and other social institutions that reflected aspects of their culture.¹⁴ The need for immigrant labor tapered off during the economic depression of the 1890s, but returned by the turn of the century with expanding industry. The steady flow of immigrants continued into the twentieth century, and by 1930 Omaha's percentage of foreign-born residents was greater than the national average and other cities along the Missouri River.¹⁵

URBAN DEVELOPMENT AND THE AUTOMOBILE

The 1910s and 1920s brought the increased use of motor vehicles and altered city development patterns. Streetcars faced increased competition beginning in 1923 when the first city bus company began service. In 1925 the O&CB added buses to extend service beyond its rail lines. Trucks

increasingly replaced the railroad as the primary means of transporting goods, leading to the gradual decline of rail transportation and activity in the area surrounding the tracks. The automobile gained popularity at the same time and corner service and filling stations appeared along primary transportation corridors, such as the station at 1928 Leavenworth Street (DO09:0122-056).



Omaha Motor Company, located at 2416 Farnam Street, date unknown (photo courtesy of DCHSA)

The Lincoln Highway, which was designated in 1913, entered Omaha from the east on the Douglas Street Bridge. The route of the Lincoln Highway traveled along portions of Dodge and Farnam Streets, within the survey area. The Lincoln Highway spanned the nation and was intended to provide paved, toll free, and direct access across the U.S. Although the Lincoln Highway route was abandoned in Omaha in 1930, a number of resources in the survey area remain and developed concurrently with this prominent transcontinental route. Of particular note is Automobile Row, a commercial district along Farnam Street that historically extended between 24th and 31st Streets. Automobile rows developed in many American cities after 1900, when car companies sought to create districts where the sale and repair of cars

would be easy and efficient. Dealerships along this stretch of Farnam Street included Hupmobile (DO09:0209-033), Drummond Motor Company (DO09:0209-015), and Studebaker (DO09:0209-018). The Hupmobile dealership at 2523 Farnam Street is the last known preserved Hupmobile dealership remaining in the U.S.



Hupmobile Dealership at 2523 Farnam Street

Generally, limited residential or commercial development occurred in the survey area from the onset of the Great Depression until after World War II. This period was marked by labor strife, including violent union struggles with the streetcar company in downtown Omaha and South Omaha. Among Omaha's significant business developments after World War II was the growth of professional industries in downtown.

DOWNTOWN OMAHA DURING THE POST-WORLD WAR II ERA

After World War II, buses and automobiles overtook streetcars as the dominant form of urban mass transit. The last streetcar line in Omaha was abandoned on March 4, 1955.¹⁶ Industrial development and rail transportation in the area also began to decline during this period, following the general national trend of trucking and suburban expansion and development.

Wide corridors of buildings were demolished to construct freeways in the decades after World War II. In 1956 Congress authorized the Interstate Highway system, which resulted in the construction of I-80 and I-480 in Omaha. The postwar

LINCOLN HIGHWAY IN NEBRASKA

Within Nebraska, the Lincoln Highway crossed 13 counties and 47 towns until exiting the state at Bushnell near the state’s western border with Wyoming. The early route generally followed the route of the Platte River and the UP Railroad line. With the exception of Omaha, much of the original route was located on railroad right-of-way. In 1920 the state of Nebraska took over the Lincoln Highway as part of the state highway system and continued to improve the route. Following the designation of the U.S. numbered highway system in 1926, new sections of the Lincoln Highway were constructed and co-designated as U.S. 30. The greatest change to U.S. 30 and the Lincoln Highway, at this time, was the 1930 bypass around the north side of Omaha to Blair, Nebraska. Without notifying Omaha or Council Bluffs government officials, the Lincoln Highway Association ordered several crews of workers to remove the markers from the original route to the new one in the middle of the night.

Mead & Hunt, Inc. and Heritage Research, Ltd., “Nebraska Historic Buildings Survey: Historic Highways in Nebraska,” Prepared for the Nebraska Department of Roads and Nebraska State Historical Society, 2002, 47-58; Kevin Patrick and Robert Wilson, Lincoln Highway Resource Guide, Prepared for the National Park Service, 2002.



Douglas Street Bridge carrying the Lincoln Highway into Omaha, no date (photo courtesy of the University of Michigan Lincoln Highway Digital Image Collection)

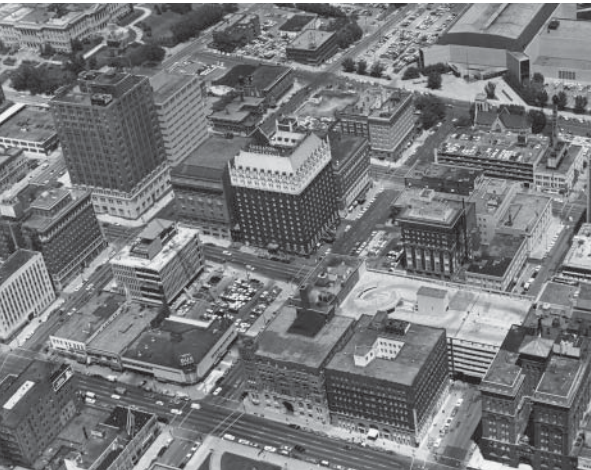
expansion of the Interstate Highway system in Omaha considerably affected the western and northern portion of the survey area with the loss of many blocks of buildings in these corridors. The construction of I-480 as a north-south belt route around downtown Omaha crosses the northern half of the survey area, roughly paralleling

Cass Street, while also forming the western edge of the survey area. Additionally, U.S. 75 extends north of the I-480 corridor in the survey area as an upgraded freeway, developed during the postwar period.



I-480 construction in Omaha, c.1960-c.1970 (photo courtesy of the Nebraska Department of Roads)

After World War II, the city of Omaha witnessed an economic shift from an economy centered on industry, commerce, and wholesale to a service economy. As the stockyards and meatpacking industries declined, insurance, banking, finance, regional headquarters, and real-estate industries grew. Well-known for its wealth of insurance companies, including Mutual of Omaha and Woodmen of the World (DO09:0124-008), two additional companies became crucial to the local economy: Northwestern Bell and Northern Natural Gas.¹⁷ Additionally, two of Omaha’s local architecture and engineering firms—Leo Daly Architects and HDR Engineering—boomed after World War II as they expanded their services across the country and internationally. As these corporations rose to prominence, so did the city’s skyline. Each of these companies, and others, added corporate office towers to the downtown landscape during the postwar era.



Downtown Omaha, c.1965 (photo courtesy of the City of Omaha)

Job growth in Omaha during the postwar period was consistent with trends seen in cities across the country; professional fields boomed as the American economy shifted from the production of goods in downtown Omaha to the provision of professional services.¹⁸ As a result, the need for office space for the rising managerial and professional class emerged. Often these corporate structures drew upon the International style and the industrial architecture of the Bauhaus as architects transformed the tall office building into a sealed box of curtain walls, banded glass windows with steel mullions, and polished surfaces. Omaha’s postwar civic buildings also clearly evoke the tenets of modern architecture, including the Police Headquarters (DO09:0121-108), with its curtain wall beneath a latticed concrete grid, and the Fire Division Headquarters (DO09:0121-109), a study of Brutalism in Omaha.



Omaha Police Headquarters at 505 South 15th Street, view facing southeast.

NORTHERN NATURAL GAS BUILDING



Northern Natural Gas Building at 2223 Dodge Street

The Northern Natural Gas Building (DO09:0124-027) is located at 2223 Dodge Street in Omaha, Nebraska. It is positioned on the northwest edge of the established downtown area. The building was designed by Latenser & Sons, a notable Omaha architectural firm, and completed in 1951, with a 15-story tower added in 1957. Although in operation since 1930, Northern Natural Gas expanded rapidly during the 1950s, as natural gas, a relatively new energy product, won general acceptance and became crucial to the local economy. In response to their success, Northern Natural Gas consolidated its five dispersed Omaha offices into a new headquarters building on Dodge Street. The building literally reflects the company’s rapid expansion, boom, and success during the 1950s, typical of the post-World War II economic climate in America. As one of the first tall modern office buildings in downtown Omaha, the Northern Natural Gas Building anchored the company both physically and symbolically within the city’s postwar economy. The Northern Natural Gas Building is listed in the National Register under Criterion A: Commerce for its association with and significant role in Omaha’s growing service economy during the postwar period and under Criterion C: Architecture for its embodiment of the Modern architectural style as applied to the tall office building.

Mead & Hunt, Inc., “Northern Natural Gas Building National Register Nomination,” Nebraska State Historic Preservation Office, 2009.

OMAHA IN THE MODERN ERA

Since the postwar period, downtown Omaha has witnessed continued development. Among the development efforts was the construction of an increasing number of parking garages and parking lots, teardowns of historic structures, redevelopment and rehabilitation of historic buildings in the Old Market and Omaha Rail and Commerce Historic Districts for continued commercial and residential use as urban apartment and condominium lofts, and development of the Qwest Center and Civic Center. As mentioned above, the demolition of the historic Jobber’s Canyon district resulted in the development of the Heartland of America Park between I-480 and the Missouri River, which opened in 1990. ConAgra’s world headquarters complex also occupies 30 acres of the former historic district. Conceptualized in the 1970s and completed thereafter, the Central Park Mall (Gene Leahy Mall) between Farnam Street and Douglas Street and extending from South 8th Street on the east to South 14th Street on the west also represents the city’s urban renewal efforts to redevelop the downtown landscape.



Gene Leahy Mall between 8th and 14th Streets on the east and west (courtesy of Microsoft)

Within the northern half of the survey area Creighton University has expanded to accommodate their hospital complex and collegiate sporting fields. Much modern development has also occurred east of Creighton University. In April 2011 the TD Ameritrade Park opened to house both Creighton University baseball and the NCAA Collegiate World Series. The Qwest Center and Convention Center (soon to be known as CenturyLink Center) opened in 2003, displacing the Omaha Civic Auditorium as the city’s preferred sporting and entertainment venue. The construc-

tion of numerous hotels and national retail stores and the redevelopment of historic buildings for condominium usage have also occurred within the recent development of Omaha’s North downtown area.

CREIGHTON UNIVERSITY

Located in the northwest corner of the survey area, Creighton University, founded by John and Edward Creighton, was established as a private Jesuit Roman Catholic University in 1878.

Creighton College in 1878, the building is located at 24th and California Streets and is now part of the Administration Building (photo courtesy of DCHSA)

Among the oldest buildings on campus are St. John’s Collegiate Church (DO09:0213-001), dedicated in 1888, and Creighton Hall (DO09:0213-002), which opened in 1899. Until the dedication of St. Cecilia’s Cathedral in the National Register-listed Gold Coast Historic District and the movement of wealthy residents west from downtown, St. John’s Church served as a center for worship for Omaha’s most influential and wealthy Catholics, and played a unique role in Omaha’s Catholicism by serving as both a collegiate and parish church. An Art Deco-style administration building was added to the university campus in 1929 as an addition to the older red brick Creighton Hall.

Despite Creighton University’s late nineteenth century beginnings, it was during the postwar

period that the campus witnessed a construction boom in response to rising enrollment numbers. Beginning in 1945 the University established a building program expected to total nearly \$2 million. The program envisioned modern buildings to house a medical school, student activities building, undergraduate library, and dormitories. The first construction, as a result of this postwar expansion program, began in 1955 on the men’s dormitory and cafeteria, Degelman Hall (DO09:0213-016). Subsequent additions to the campus were made throughout the 1950s and 1960s (DO09:0213-017 through DO09:0213-023) and evoke conservative modern collegiate architecture with brick walls, flat roofs, ribbon windows, and “panoramic expansions of glass.” When completed in the late 1960s, Creighton University’s appearance was fully that of a modern University.



Mary Rodgers Brandeis Hall, Creighton University Campus

Since the postwar period, Creighton University has continued to expand to the west and east, particularly with the construction of the Creighton University Medical Center, which replaced the historic St. Joseph’s Hospital in the 1970s. St. Joseph’s Hospital was originally located at 10th and Martha Streets, and has since been demolished. More recently, Creighton’s facilities have expanded eastward from their historic core, from 17th Street to 24th Street. With this expansion the University returned to the red brick and masonry architectural themes of the late 1800s, as reflected in red brick dormitories, soccer stadium, and campus-related structures.

See Clipping File for Creighton University, Douglas County Historical Society (Omaha, Neb.).

NOTES

- ¹ Lawrence H. Larsen and Barbara J. Cottrell, *The Gate City: A History of Omaha*, First ed. (Boulder, Colo.: Pruett Publishing Company, 1982), 9; Dorothy D. Dustin, *Omaha and Douglas County, A Panoramic History*, (Woodland Hills, Calif.: Windsor Publications, 1980), xiii, 66.
- ² Larsen and Cottrell, 31; Stacey C. Pilgrim, “Omaha Rail and Commerce Historic District,” National Register Nomination Form, National Park Service, 1996.
- ³ Penelope Chatfield, Daniel Kidd, and D. Murphy, “Old Market Historic District,” National Register Nomination Form, National Park Service, 1976; Pilgrim, “Omaha Rail and Commerce Historic District.”
- ⁴ See Mead & Hunt, Inc., “Reconnaissance Survey of Portions of South Omaha, Nebraska Historic Building Survey,” Prepared for the City of Omaha and Nebraska State Historic Preservation Office, June 2005.
- ⁵ Omaha City Planning Department, *A Comprehensive Program for Historic Preservation in Omaha*, 51.
- ⁶ Chatfield, Kidd, and Murphy, “Old Market Historic District;” Pilgrim, “Omaha Rail and Commerce Historic District.”
- ⁷ Richard Orr, *O&CB: Streetcars of Omaha and Council Bluffs* (Omaha, Neb.: Richard Orr, 1996), 37-39, 87.
- ⁸ Arthur C. Wakeley, Omaha: *The Gate City and Douglas County, Nebraska*, (Chicago: S.J. Clarke Publishing Company, 1917), 149-152.
- ⁹ Orr, 185, 339.
- ¹⁰ Edward F. Morearty, *Omaha Memories: Recollections of Events, Men and Affairs in Omaha, Nebraska, from 1879 to 1917*, (Omaha, Neb.: Swartz Printing Company, 1917), 157, 165-166, 169; Jennifer Honebrink and Chris Jansen, “The Logan,” National Register of Historic Places Nomination, National Park Service, 2005, 8-1 to 8-2.
- ¹¹ Orr, 37-39.
- ¹² Mead & Hunt, Inc., “Reconnaissance Survey of Portions of South Omaha,” 5.

¹³ Margaret Patricia Killian, Born Rich: *A Historical Book of Omaha*, Omaha, Neb.: Assistance League of Omaha, 1978, 33.

¹⁴ Omaha City Planning Department, *A Comprehensive Program for Historic Preservation in Omaha*, 35.

¹⁵ Mead & Hunt, Inc., “Reconnaissance Survey of Portions of South Omaha,” 5.

¹⁶ Orr, 30.

¹⁷ Janet Daly-Bednarek, *The Changing Image of the City: Planning for Downtown Omaha, 1945-1973* (Lincoln, Nebr.: University of Nebraska Press, 1992), 52-59. Mutual of Omaha is located west of the survey area.

¹⁸ See Donald Albrecht and Chrysanthe B. Broikos, eds., *On the Job: Design and the American Office* (New York, NY: Princeton Architectural Press, 2000), 17-59; Mead & Hunt, Inc., “Northern Natural Gas Building National Register of Historic Places Nomination,” National Park Service, 2009.

CHAPTER 2.

SURVEY METHODS AND RESULTS

INTRODUCTION

This chapter describes the methods used to conduct the survey and the results of the survey. The City of Omaha retained Mead & Hunt to identify and document historic and architectural properties within the Downtown and Columbus Park survey areas. Architectural historians from Mead & Hunt conducted a reconnaissance-level NeHRSI during January and February 2011. The survey builds upon previous survey efforts undertaken by the Omaha CLG. For more information on the NeHRSI and the Omaha CLG, see Chapter 5.

SURVEY METHODS

Objectives

The purpose of the survey is to identify properties that appear to retain sufficient historic integrity to meet NeHRSI survey criteria within the survey area. Properties meeting survey criteria were then evaluated to determine if they qualified as candidates for designation as Omaha Landmarks or listing in the National Register, both individually and collectively as contributing properties within possible historic districts. The completion of a reconnaissance-level survey results in a description of the types of historic properties within the survey area and recommendations of properties that may qualify for local and/or National Register designation (see Chapter 4).

Survey Methodology

The purpose of a reconnaissance-level NeHRSI is to provide data on properties of architectural and historical importance through research, evaluation, and documentation. Research is limited to a background review of the history of the development of the survey area. Properties that meet NeHRSI survey criteria are identified and documented with photographs and basic physical descriptions. Their geographic locations are plotted on city maps.

Survey Area

The survey area contains approximately 2,418 properties. Generally, the survey area is bounded by the Missouri River and Nebraska state line on the east; the Union Pacific Railroad corridor and Martha Street on the south; Cuming Street, Izard Street, and Abbott Drive on the north; and I-480/US 75 (North Freeway) and 30th Street on the west (see Figure 1).

Research

Architectural historians investigated published information about the history, culture, and settlement of the survey area at the Omaha Public Library and the Douglas County Historical Society. Additionally, NeSHPO staff and architectural historians from Mead & Hunt participated in a public

meeting in January 2011. One goal of this meeting was to encourage residents to share information about local history and properties associated with historic events or important persons.

Previously Documented Properties

Previously documented properties were evaluated and included in the survey results if they appeared to meet National Register or local criteria and retained sufficient historic integrity. There are 55 individual National Register-listed properties and five National Register-listed Historic Districts located within the survey area (see Chapter 3 for a complete listing of National Register-listed properties). Four Omaha Landmarks are located within the survey area (see Chapter 4 for a complete listing of Omaha Landmark properties).

Evaluation

Mead & Hunt conducted the field survey in January and February 2011. During the field survey, architectural historians drove accessible public streets within the survey area and identified properties that appeared to possess historical or architectural significance and retained historic integrity as outlined in the *NeHRSI Manual* (2010 Edition). Generally, the *NeHRSI Manual* follows National Park Service (NPS) guidelines, which state that a property must:

- Be at least 50 years old, or less than 50 years in age but possessing exceptional significance –following NeHRSI guidelines, Mead & Hunt included properties that fell a few years outside the 50-year mark if they were significant or unusual property types, even though they did not possess exceptional significance.
- Be in its original location –generally, historical associations are absent when a property is moved from its original location.
- Retain its physical integrity –for a property to retain physical integrity, its present appearance must closely resemble its appearance during the time the property derives its

significance. Common alterations causing the loss of integrity include: the replacement of original features with modern ones, such as new windows or porches; the construction of additions, particularly additions that are less than 50 years in age; the loss of original features, such as porches and porch columns, or defining architectural details; and the installation of modern siding materials, such as aluminum and vinyl. Properties that display such physical changes were generally excluded from the survey because they did not retain physical integrity.

Because single-family and multiple-family dwellings are the most common resource within building surveys, their evaluation requires a strict integrity standard. Due to the large number of these properties in the survey area, only properties that displayed architectural interest and retained a high degree of physical integrity were documented.

Documentation

Architectural historians documented properties that met the survey criteria as outlined in the *NeHRSI Manual* and according to the specific requirements of the Omaha CLG. Property locations were recorded on city plat maps, according to Geographic Information System (GIS) coordinates derived during field survey from a database provided by the Omaha CLG. Photographic documentation included a minimum of two digital images of each property, with representative streetscape views to demonstrate notable features within the survey area.

Products submitted to the City of Omaha include the survey report, digital images, maps, a database, and research files.

Survey limitations and biases

Only those properties visible from the public right-of-way and not obscured by other buildings, foliage, or other obstructions were documented during field survey. Properties were evaluated

largely on design and architectural features. Information received from area residents helped identify properties associated with historic events or important persons.

National Register of Historic Places

The National Register is the official federal list of districts, sites, buildings, structures, landscapes, and objects significant in American history, architecture, archaeology, engineering, and culture. A property can be significant at the local, state, or national level. To qualify for listing in the National Register, properties generally must be at least 50 years old, possess historical or architectural significance, and retain physical integrity.

To be listed in the National Register, a property’s significance must be demonstrated by one or more of the following National Register criteria for evaluation established by the NPS:

- *Criterion A* – Association with events or activities that have made a significant contribution to the broad patterns of our history.
- *Criterion B* – Association with the lives of persons significant in our past.
- *Criterion C* – Association with the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction.
- *Criterion D* – Holds the potential to provide important information about prehistory or history.

Cemeteries, birthplaces, gravesites, religious properties, moved buildings, reconstructed properties, commemorative properties, and properties that have achieved significance within the last 50 years are usually considered ineligible for listing in the National Register. However, these properties

may qualify if they fall into one of the following categories:

- Religious properties deriving significance from architectural or artistic distinction or historical importance.
- Moved properties that are significant for architectural value.
- Birthplaces or gravesites if there is no other appropriate site directly associated with a significant person’s productive life.
- Cemeteries that derive primary significance from graves of persons of transcendent importance, from age, distinctive design features, or from association with historic events.
- Reconstructed buildings when built in a suitable environment.
- Commemorative properties with significant design, age, tradition, or symbolic value.
- Properties less than 50 years old that are of exceptional importance.

Integrity, meaning the ability of a property to convey its significance, is important in determining the eligibility of a property. A property’s integrity must be evident through physical qualities, including:

- Location
- Design
- Setting
- Materials
- Workmanship
- Feeling
- Association

The Glossary of Architectural Styles and Survey Terms defines the seven elements of integrity. For more information on the National Register, see Chapter 5.

SURVEY RESULTS

Illustrated Discussion of Significant Historic Contexts

The survey identified 211 properties that met survey criteria (see Appendix A). Properties are related to 10 historic contexts developed by the NeSHPO and listed in the *NeHRSI Manual* (see Table 1 for a summary of surveyed properties by context). Each historic context outlines a particular theme in Nebraska history and includes a list of associated property types related to each historic context. Historic contexts, including examples of properties documented under the contexts in the survey, are presented below. Properties recommended as candidates for the National Register or Omaha Landmark designation are listed in Chapter 4.

Association

The association context relates to organizations of people, other than religious or governmental, that have a common interest. An example is the Scottish Rite Temple located at 202 South 20th Street (DO09:0124-007).



Scottish Rite Temple located at 202 South 20th Street (DO09:0124-007)

Commerce

The historic context of commerce is concerned with the buying and selling of commodities that are transported from one place to another. Associated property types in the survey area include stores that provide a variety of products or services and structures related to the processing industry, such as grain elevators. The survey identified a number of properties under this

context, including the commercial building located at 1401 Jackson Street (DO09:0121-104) and the M&R Building located at 1407 Harney Street (DO09:0123-061).



Commercial Building located at 1401 Jackson Street (DO09:0121-104)



M&R Building located at 1407 Harney Street (DO09:0123-061)

Communication

The communication context relates to the transfer of information from person to person or from point to point. The survey identified one property under this context, the KETV building located at 2665 Douglas Street (DO09:0209-078).



KETV Building located at 2665 Douglas Street (DO09:0209-078)

Diversion

The theme of diversion is related to those activities designed to relax and amuse people and includes recreational and entertainment properties. The Archway between the Old Market and the Central Park Mall located on 11th Street at Farnam Street (DO09:0123-097) and the Joslyn Memorial Art Museum, located at 2200 Dodge Street (DO09:0126-007) are examples of this context.



Archway located on 11th Street at Farnam Street (DO09:0123-097)



Joslyn Memorial Art Museum located at 2200 Dodge Street (DO09:0126-007)

Education

The education context relates to the processes of teaching and learning. The survey documented buildings associated with Creighton University. The earliest buildings on the main campus were designed in the Italianate and Art Deco styles. A large portion of the buildings associated with Creighton University were built in the postwar period and reflect the emerging Modern style. One such property is the Ahmanson Law Center, located outside the main Creighton campus at 2208 California Place (DO09:0128-079).



Ahmanson Law Center located at the corner of Cass Street and 21st Street (DO09:0128-079)

Government

Government includes public buildings used for governmental functions and services, such as administrative offices, courthouses, police and fire stations, and post offices. Architectural styles and forms vary widely, depending on building function, but often tend toward formal and Neoclassical styles in earlier periods and modern or functional styles in more recent periods. An example is Fire Station Number 4, located at 999 North 16th Street (DO09:0129-002).



Fire Station Number 4 located at 999 North 16th Street (DO09:0129-002)

Religion

The context for religion relates to the institutionalized belief in, and practice of, faith. Religious properties are not usually eligible for the National Register unless the property derives its primary significance from architectural distinction or historical importance. The Grace Tabernacle Church of God in Christ, located at 818 North 18th Street (DO09:0130-003), is an example of this context.



Grace Tabernacle Church of God in Christ at 818 North 18th Street (DO09:0130-003)

Services

The theme of services relates to properties that contain support facilities for an area, such as public utilities, health care, food service, and banking. An example of this context is the Farm Credit Union building, located at 206 South 19th Street (DO09:0124-032).



Farm Credit Union building located at 206 South 19th Street (DO09:0124-032)

Settlement

The historic context of settlement pertains to the division, acquisition, and ownership of land. Residential properties are the primary property type associated with settlement in the survey area. Single-family dwellings represent the largest pool of buildings evaluated and were documented if they appeared to be good examples of architectural styles or forms within the survey area and retained a high degree of integrity (for definitions of architectural styles and terms, refer to the Glossary of Architectural Styles and Survey Terms). A description of the residential architecture styles documented during the survey is presented below.

Developed in England by a group of architects who rejected the opinion of their peers that the Gothic Revival was the only proper architectural style, the Queen Anne style was popular in the United States between 1880 and 1910. Queen Anne houses are characterized by irregular massing and ornamentation achieved through the use of complex volumes, textural variety, polychromatic detailing, and decoration. Asymmetrical facades often display wraparound verandahs, steeply pitched roofs with a dominant front gable, and towers or turrets. The house located at 1318 South 25th Street (DO09:0203-006) is an example of the Queen Anne style.



Queen Anne residence located at 1318 South 25th Street (DO09:0203-006)

Romanesque Revival architecture was popular between 1875 and 1900. Romanesque Revival buildings commonly feature round-topped arches occurring over windows, porch supports, or entrances; masonry walls with decorative patterns; asymmetrical facades; and towers. An example of the Romanesque Revival style is located at 611 North 16th Street (DO09:0127-001).



Romanesque Revival mixed-use building at 611 North 16th Street (DO09:0127-001)

Popular between 1900 and 1920, American Foursquare houses generally have large massing, two stories with a square plan, a hip roof, and brick, clapboard, stucco, or concrete-block exterior. Large urban residences often use this form, which also often includes a hip roof, wide overhanging eaves, central dormers, and a one-story full-width front porch. An example of an American Foursquare is the house at 2711 Poppleton Avenue (DO09-0203-036).



American Foursquare residence located at 2711 Poppleton Avenue (DO09-0203-036)

Period Revival styles were popular between 1900 and 1940 and reflect a variety of characteristics associated with the Period Revival movement. The two Period Revival styles found in the survey area are the Classical Revival and Dutch Colonial Revival forms. Classical Revival architecture relies heavily on a classically derived entrance to communicate its architectural heritage. Symmetry of design, side gable roofs with dormers, columns, and shutters are all elements of the style. An example of Classical Revival architecture found within the survey is the quadplex located at 536 South 26th Avenue (DO09:0207-012).



Classical Revival Duplex located at 536 South 26th Avenue (DO09:0207-012)

Dating from the 1910s to 1940s, Dutch Colonial Revival houses typically feature a steeply pitched gambrel roof, usually containing enough space for a full story. Separate dormer windows or a continuous shed dormer are common, and a full-width porch is usually included under the main roof line. The house located at 902 South 25th Street (DO09:0205-086) is an example of the Dutch Colonial Revival style.



Dutch Colonial Revival Apartment Building located at 902 South 25th Street (DO09:0205-086)

Craftsman-style houses were constructed throughout the United States between 1910 and 1940. Craftsman buildings commonly exhibit low pitched or sweeping-gable roofs with exposed rafters, one-and-one-half stories, and brick or stucco exteriors. Elements of the style may also include contrasting wood bands or courses and multi-pane, double-hung sash windows. An example of a Craftsman-style bungalow found within the survey area is located at 1330 South 24th Street (DO09:0203-041).



Craftsman-style bungalow located at 1330 South 24th Street (DO09:0203-041)

As smaller, more modest dwellings with simple horizontal lines, Craftsman-style bungalows have wide projecting roofs, one or two large porches, and plain woodwork. Large chimneys, dormers, and exposed brackets were also common. An example of a Craftsman-style house within the survey area is located at 2703 Poppleton Avenue (DO09:0203-037).



Craftsman house located at 2703 Poppleton Avenue (DO09:0203-037)

During the postwar period, the automobile and wide availability of land influenced significant changes in the plan of a single-family house. The Ranch form, with its elongated main mass, became the dominant postwar house type throughout the country between 1950 and 1970, and as a result, the postwar suburb is often defined by its architectural uniformity. The Ranch form is typically asymmetrical and consists of one story with a low-pitched roof and wide eaves. The form may include a rambling floor plan, large picture window on the facade, and additional architectural features such as integrated planters, wrought-iron supports, wide chimneys, elevated windows, and roof cutouts. A garage or carport was nearly always incorporated into the main block of the house.

Variations within the Ranch form include exterior cladding, which may be siding, brick, stone, or some combination thereof; roof form; and window type. An example of a Ranch house with stone veneer is located within the survey area at 2553 Hickory Street (DO09:0201-032).



Ranch-style residence at 2553 Hickory Street (DO09:0201-032)

Vernacular forms include properties not architect-designed. Local builders commonly borrowed features from high-style architecture that were popular during the early twentieth century, and constructed these buildings using locally available materials. Details may include cornice returns, clipped gables, side bay windows, and dormer windows. The most common vernacular examples

are front gable or side gable forms with narrow massing, often only one or two rooms wide, with a symmetrical fenestration pattern and modest architectural detailing. An example of the front gable form is the house at 1205 South 27th Street DO09:0203-044).



Front gable house at 1205 South 27th Street (DO09:0203-044)

Transportation

Transportation relates to the carrying, moving, or conveying of materials and people from one place to another. Examples of associated property types may include trails, roads, bridges, gas and service stations, railroad and bus stations, and airport terminals. Transportation-related properties include the service garage at 603 South 24th Street (DO09:0122-075) and the numerous segments of brick streets still visible throughout downtown, one of which is located on 18th Street between Jackson Street and Leavenworth Street (DO09:0122-071).



Service garage at 603 South 24th Street (DO09:0122-075)



18th Street between Jackson Street and Leavenworth Street (DO09:0122-071)



Figure 1. Map of Survey Area, prepared by the City of Omaha

Table 1. Numerical Summary of Survey Results

Total number of historic properties within survey area	2,446
Total number of surveyed properties	211
Historic Context	Number of Properties
Association	3
Commerce	66
Communication	1
Diversion	3
Education	16
Government	4
Religion	7
Services	6
Transportation	25
Settlement	77

CHAPTER 3.

PREVIOUSLY LISTED NATIONAL REGISTER PROPERTIES AND OMAHA LANDMARKS

INTRODUCTION

This chapter provides a listing, with photographs, of the 55 individual properties and five historic districts in the survey area that are currently listed in the National Register. Eight individual properties have been recognized as Omaha Landmarks. In addition, two historic districts are Omaha Landmarks. Properties are listed in numerical order by the NeHRSI number.

The City of Omaha has two National Register Multiple Property Documents (MPDs) that relate to properties in the downtown survey area: *Apartments, Flats and Tenements in Omaha, Nebraska from 1880-1962* and *Attached Dwellings of Omaha, Nebraska from 1880-1962*. Individual properties have been listed in the National Register under the cover of these MPDs.

NATIONAL REGISTER-LISTED PROPERTIES



Beebe & Runyan Furniture Showroom and Warehouse
DO09:0068-001
105 South 9th Street
Built in 1913
Renaissance Revival Style
Listed 23 July 1998



Eggerss-O'Flyng Building
DO09:0119-001
801 South 15th Street
Built in 1902, 1912, 1918, 1928
Renaissance Revival Style
Listed 13 December 1991; also within Omaha Commerce and Rail Historic District



Union Station
DO09:0119-003
801 South 10th Street
Built in 1931
Art Deco Style
Listed 7 November 1971



Hill Hotel
DO09:0121-011
509 South 16th Street
Built in 1919
Commercial Style
Listed 20 April 1988



Bemis Bag Building
DO09:0121-029
614 South 11th Street
Built in 1887, 1902
Commercial Style
Listed 11 January 1985; also within Omaha Commerce and Rail Historic District



Anheuser Busch Office Building
DO09:0121-030
1215 Jones Street
Built in 1887
Victorian Romanesque Style
Listed 1 February 1979; also within Omaha Commerce and Rail Historic District



Kennedy Building (Union Outfitting Building)
DO09:0121-065
601 South 16th Street
Built in 1910
Commercial Style and Sullivanesque Style
Listed 23 August 1985



Omaha Bolt, Nut and Screw Building
DO09:0121-072
1316 Jones Street
Built in 1889
Commercial Style
Listed 10 July 1992; also within Omaha Commerce and Rail Historic District



Swartz Printing Company Building
DO09:0121-078
714 South 15th Street
Built in 1910
Commercial Style
Listed 3 July 2007



Standard Oil Company Building
DO09:0122-001
500 South 18th Street
Built in 1921
Commercial Style
Listed 24 August 1979



Flatiron Building
DO09:0122-002
1722 St. Mary's Avenue
Built in 1911-1912
Georgian Revival
Listed 21 September 1978



Mary Rogers Kimball House
DO09:0122-04
2236 St. Mary's Avenue
Built in 1905-1906
Period Revival Style
Listed 19 July 1996



Aquila Court
DO09:0122-005
1615 Howard Street
Built in 1923
Renaissance Revival Style
Listed 28 August 1974



Anderson Building
DO09:0122-042
701 South 24th Street
Built in 1924
Sullivanesque Style
Listed 20 November 2009



Steiner Rowhouse #2
DO09:0122-050
1906 Jones Street
Built in 1911
Renaissance Revival Style
Listed 3 July 1991



Berkeley Apartment
DO09:0122-052
649 South 19th Avenue
Built in 1915
Eclectic Style
Listed 19 July 1996



Steiner Rowhouse #1
DO09:0122-053
638 South 19th Street
Built in 1909
Renaissance Revival Style
Listed 3 July 1991



Federal Office Building
DO09:0123-002
106 South 15th Street
Built in 1933-1934
Art Deco Style
Listed 17 March 2009



Christian Specht Building
DO09:0123-006
1110 Douglas Street
Built in 1884
Renaissance Revival Style
Listed 1977



Kirschbraun & Sons Creamery Warehouse
DO09:0123-007
901 Dodge Street
Built in 1917
Commercial Style
Listed 23 July 1998



Burlington Headquarters Building
DO09:0123-008
1004 Farnam Street
Built in 1879, 1886, 1899
Italianate Style
Listed 4 December 1974



Nash Building (McKesson-Robbins Warehouse)
DO09:0123-009
900 Farnam Street
Built in 1905-1907
Commercial Style
Listed 16 May 1985



Redick Tower
DO09:0123-011
1504 Harney Street
Built in 1930
Art Deco Style
Listed 21 June 1984



Creighton Orpheum Theater
DO09:0123-024
1501 Harney Street
Built in 1927
Renaissance Revival
Listed 26 March 1973



Barker Building
DO09:0123-078
306 South 15th Street
Built in 1929
Neo-Gothic Revival Style
Listed 2 July 2008



Douglas County Courthouse
DO09:0124-015
1701 Farnam Street
Built in 1909-1912
Renaissance Revival Style
Listed 11 October 1979



Omaha Public Library
DO09:0124-019
1823 Harney Street
Built in 1891-1892
Second Renaissance Revival Style
Listed 22 May 1978



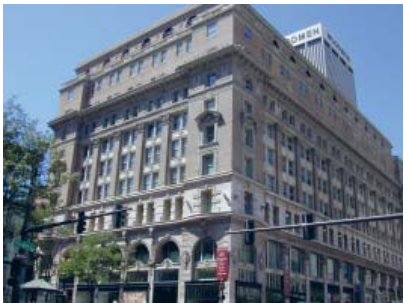
Farnam Building
DO09:0124-042
1609 Farnam Street
Built in 1920
Art Deco, Art Nouveau, and Gothic Styles
Listed 9 March 2000



Poppleton Block
DO09:0123-019
1001 Farnam Street
Built in 1880
Commercial Italianate Style
Listed 7 October 1982; also listed within
the Old Market Historic District



Anton Hospe Music Warehouse
DO09:0123-073
109-111 South 10th Street
Built in 1919
Commercial Style
Listed 23 July 1998



J.L. Brandeis & Sons Store Building
DO09:0124-009
210 South 16th Street
Built in 1906, 1921
Second Renaissance Revival Style
Listed 20 October 1982



First National Bank Building
DO09:0124-016
1603 Farnam Street
Built in 1916-1917
Late Renaissance Revival Style
Listed 25 June 1982



Northern Natural Gas Headquarters
Building
DO09:0124-027
2223 Dodge Street
Built in 1951, 1958
Modern Style
Listed 26 August 2009



Northwestern Bell Regional Headquarters
Building
DO09:0124-056
100 South 19th Street
Built in 1957, 1964
Modern Style
Listed 26 August 2009



City National Bank Building
DO09:0123-023
405 South 16th Street
Built in 1910
Commercial Style – Chicago School
Listed 26 March 1973



Rose Realty-Securities Building
DO09:0123-075
301 South 16th Street
Built in 1916
Sullivan-esque Style
Listed 19 July 1996



New York Life Insurance Building/
Omaha National Bank Building
DO09:0124-010
1650 Farnam Street
Built in 1888-1889
Renaissance Revival Style
Listed 18 October 1972



Keeline Building
DO09:0124-017
319 South 17th Street
Built in 1911
Georgian Revival Style
Listed 9 March 2000



Sanford Hotel (Conant Hotel)
DO09:0124-038
1913 Farnam Street
Built in 1916-1917
Commercial and Sullivan-esque Styles
Listed 26 September 1985



Ford Warehouse Building/Simon Brothers
Building
DO09:0125-037
1024 Dodge Street
Built in 1919
Commercial Style
Listed 1 April 1999



Astro/Riviera Theater
DO09:0124-012
2001 Farnam Street
Built in 1926
Moorish and Classical Revival Styles
Listed 13 August 1974



Central High School
DO09:0126-008
124 North 20th Street
Built in 1900-1912
Renaissance Revival Style
Listed 11 October 1979



Trinity Cathedral
DO09:0126-009
113 North 18th Street
Built in 1883
Late Gothic Revival Style
Listed 7 August 1974



The Logan
DO09:0126-020
1804 Dodge Street
Built in 1918
Commercial Style
Listed 22 July 2005



Stabrie Grocery
DO09:0127-005
501 North 13th Street
Built in 1883
Commercial Vernacular Style
Listed 15 November 2007



M.F. Shafer & Company Building
DO09:0128-017
1624 Mike Fahey Street (originally 1624 Webster Street)
Built in 1917
Commercial Style
Listed 5 November 2002



Omaha Ford Motor Company Assembly Plant
DO09:0129-003
1514-1524 Cumming Street
Built in 1916
Commercial Style
Listed 29 December 2004



Holy Family Church
DO09:0130-004
915 North 18th Street
Built in 1883
Gothic Revival Style
Listed 17 July 1986



Leone, Florentine and Carpathia Apartment Buildings (Kent Apartments)
DO09:0205-004
1004 South 25th Avenue
Built in 1909-1912
Renaissance Revival Style
Listed 16 May 1985



Mason Elementary School
DO09:0205-009
1012 South 24th Street
Built in 1888
Richardsonian Romanesque Style
Listed 13 March 1986



Ford Hospital
DO09:0209-006
121 South 25th Street
Built in 1916
Second Renaissance Revival and Arts and Crafts Movement Styles
Listed 20 March 1986



Peerless Motor Company
DO09:0209-039
2562/2564 Harney Street
Built in 1928
Commercial Style
Listed 15 November 2007



Undine Apartments (Beverick Apartments)
DO09:0209-048
2620-2626 Dewey Avenue
Built in 1918
Vernacular with Italian Renaissance influences
Listed 12 March 2008



Moyer Row Houses
DO09:0209-049 and DO09:0209-050
2612-2614 and 2616-2618 Dewey Avenue
Built in 1904
Renaissance Revival Style
Listed 12 March 2008

NATIONAL REGISTER-LISTED HISTORIC DISTRICTS

Drake Court and Dartmore Apartments Historic District

Located along Jones Street between South 20th Street and South 24th Street, this complex of 19 multi-family residential buildings was built by the Drake Realty Construction Company (see Figure 2). The buildings combine the Georgian Revival style and the Prairie style. It was listed in the National Register on November 10, 1980, and is an Omaha Landmark District.



Drake Court Apartments and Dartmore Apartments Historic District

Howard Street Apartments Historic District

Bounded by South 22nd Street, South 24th Street, Harney Street, and Landon Court, this historic district consists of a number of multi-family residences constructed between 1885 and 1930 and illustrates a mixture of architectural styles (see Figure 3). It was listed in the National Register on

November 22, 1996. The district includes 17 resources, 16 of which are contributing.



Howard Street Apartments Historic District



Howard Street Apartments Historic District

Old Market Historic District

Roughly bounded by Harney Street, Jackson Street, 13th Street, and 10th Street, this area was part of the jobber district of the city (see Figure 4). It consists of warehouses and light-industrial buildings used for distribution of goods from the railroad line. The earliest buildings were constructed in the late nineteenth century, with development continuing into the twentieth century. It was listed in the National Register on March 23, 1979, and is an Omaha Landmark District.



Old Market Historic District



Old Market Historic District

Omaha Quartermaster's Depot Historic District

Roughly bounded by Hickory Street, South 22nd Street, Woolworth Avenue, and the UP Railroad, this historic district consists of a number of brick buildings that date from the last two decades of the nineteenth century (see Figure 5). Established as a supply depot for the U. S. Army's Department of the Platte, the supply depot was reused during World War I and after the formation of the Civilian Conservation Corps to supply camps with needed goods. The district includes eight contributing and five noncontributing buildings and was listed in the National Register on July 26, 1979.



Omaha Quartermaster's Depot Historic District



Omaha Quartermaster's Depot Historic District

Omaha Rail and Commerce Historic District

Roughly bounded by Jackson Street, 15th Street, 8th Street, and the UP Railroad corridor, this historic district consists of industrial, commercial, and warehouse buildings that were integral to the development of Omaha’s commercial and industrial economy based along the railroad in the late nineteenth and early twentieth centuries (see Figure 6). It was listed in the National Register on July 19, 1996.



Omaha Rail and Commerce Historic District



Omaha Rail and Commerce Historic District

Nicholoas Street Historic District

Additionally, the National Register-listed Nicholas Street Historic District is located immediately adjacent to the survey area (see Figure 7).

OMAHA LANDMARK PROPERTIES



Ansonia Apartments, located at 2221-2223 Jones Street, included in the Drake Court and Dartmore Apartments Historic District



Broatch Building, located at 1209 Harney Street and within the Old Market Historic District



Goodrich Building, located at 1415 Farnam Street



Horbach Building, located at 1205-1207 Harney Street and within the Old Market Historic District



Medlar Building, located at 416 South 14th Street



Parlin Orendorff and Martin Plow Company Building, located at 707 South 11th Street and within the Omaha Rail and Commerce Historic District



St. John's Collegiate Church, located at 2500 California Street on the campus of Creighton University



Union State Bank Building/Service Life Building, located at 1904 Farnam Street



Figure 3. Howard Street Apartments Historic District Boundary, map provided by the City of Omaha

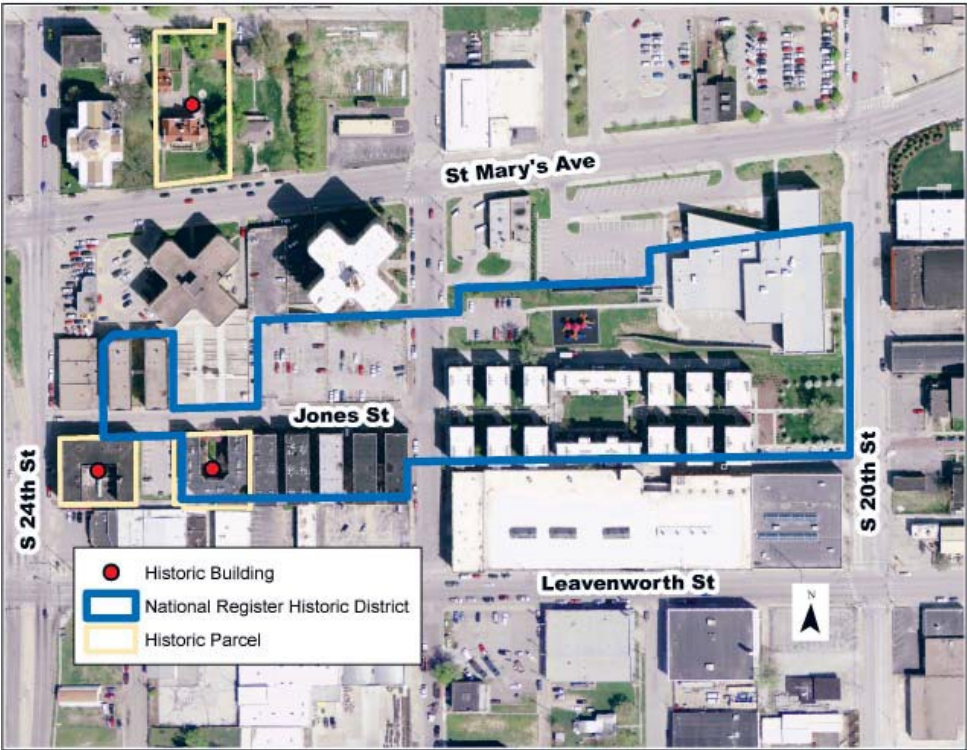


Figure 2. Drake Court Historic District Boundary, map provided by the City of Omaha



Figure 4. Old Market Historic District Boundary, map provided by the City of Omaha



Figure 5. Omaha Quartermaster's Historic District Boundary, map provided by the City of Omaha



Figure 7. Nicholas Street Historic District Boundary, map provided by the City of Omaha



Figure 6. Omaha Rail and Commerce Historic District Boundary, map provided by the City of Omaha

CHAPTER 4.

RECOMMENDATIONS

INTRODUCTION

One purpose of the NeHRSI of the Downtown and Columbus Park survey areas is to identify properties that may be eligible for listing in the National Register or appear to be good candidates for Omaha Landmark designation. National Register listing is an honorific status given to properties that possess historic or architectural significance at the local, state, or national level. Omaha Landmark designation criteria and the procedure to designate individual properties and districts in the city of Omaha are outlined in Omaha’s Landmark Heritage Preservation Ordinance (for more information, see Chapter 5).

Fifty-five National Register-listed properties and five National Register-listed Historic Districts are located within the survey area. In addition, eight Omaha Landmarks are located within the survey area. See Chapter 3 for a complete listing of National Register-listed and Omaha Landmark properties.

The Scottish Rite Temple at 202 South 20th Street (DO09:0124-007) and the Farm Credit Union Building at 206 South 19th Street (DO09:0124-032) have been recommended potentially eligible for the National Register, and National Register Nominations are currently underway. In addition, Florence Boulevard (DO09:0128-020 and DO09:0130-058) is part of the Omaha Park and

Boulevard System, which has been recommended as potentially eligible for the National Register. The boulevard is the only resource within the survey area that is included within the Park and Boulevard System. A National Register Nomination for the Park and Boulevard System is underway.

NATIONAL REGISTER AND OMAHA LANDMARK RECOMMENDATIONS

As a result of this survey, Mead & Hunt recommends 33 individual properties and three districts as potentially eligible for listing in the National Register. These properties retain good integrity and possess the characteristics and significance that may allow them to be listed in the National Register. During a reconnaissance-level survey, research efforts are limited and most properties are identified based on their architectural style and historic integrity. As a result, most properties are recommended for listing under *Criterion C: Architecture* and demonstrate a significant architectural type or method of construction. Some properties, such as religious properties, may also need to meet National Register Criteria Considerations to be eligible for listing. Additional intensive-level research on potentially eligible properties and review by the NeSHPO is necessary before a final decision is made on eligibility or in order to pursue National Register listing.

Properties recommended as candidates for listing in the National Register are illustrated below under their primary NeHRSI historic context. All properties recommended eligible for listing in the National Register may also be candidates for Omaha Landmark designation. For a discussion of historic contexts, see Chapter 2. See Table 2 for a listing of properties that are recommended as candidates for designation as an Omaha Landmark only.

Table 2. Recommended Candidates for Omaha Landmark Designation Only		
Building Name	Address	Survey Number
Shoman-Thayer Building	1311 Howard Street	DO09:0121-013
Redfield Lithograph	1901 Howard Street	DO09:0122-034
Jazz Building	1419 Farnam Street	DO09:0123-081
Mixed-use Building	1624 Cuming Street	DO09:0130-063

Summary of the Proposed Creighton University Campus Historic District

Description of the District

The proposed Creighton University Campus Historic District lies within the main campus. The preliminary boundaries include the North Freeway on the west, Burt Street on the north, South 24th Street on the east, and Cass Street and I-480 on the south (see Figure 8). The main campus consists of a small number of historic buildings built between 1888 and 1930 in the Gothic Revival and Art Deco styles, and a large number of buildings from the 1950s and 1960s in the Modern style that coincide with a massive expansion campaign by the University that continues into the present.

Significance Statement

The proposed Creighton University Campus Historic District is recommended eligible under *Criterion A: Education* and *Criterion C: Architecture* as a collection of collegiate educational buildings that represent the University’s history and rapid expansion in the post-World War II era.



Potential Creighton University Campus Historic District



Potential Creighton University Campus Historic District



Potential Creighton University Campus Historic District

Summary of the proposed Travor Brothers Apartment Building Historic District

Description of the District

The proposed Travor Brothers Apartment Building Historic District is situated on the west side of the survey area and includes 11 properties. Preliminary boundaries for the district include the properties flanking 26th Avenue between Jones Street on the east and St. Mary’s Avenue on the north (see Figure 9). Distinctive features of the district include the brick paved street along 26th Avenue and similarly designed brick multiple-family dwellings, which include 10 duplexes and one triplex with a store-flat facing St. Mary’s Street. The apartment buildings in this district reflect the Travor Brothers’ Company’s impact on Omaha’s housing market.

Significance Statement

The Travor Brothers Apartment Building Historic District is recommend eligible under *Criterion A: Community Planning and Development* and *Criterion C: Architecture* as a representative and intact collection of two-story duplexes constructed and managed by the Travor Brothers’ Company, an important early twentieth-century multiple-family housing developer in Omaha. This collection of buildings has previously been identified as potentially eligible by NeSHPO staff.



Potential Travor Brothers' Apartment Building Historic District



Potential Travor Brothers' Apartment Building Historic District

Summary of the proposed St. Mary’s Avenue Postwar Commercial District

Description of the District

The proposed St. Mary’s Avenue Postwar Commercial District is situated on the west end of the survey area and includes three commercial properties. Properties within the district are located on the south side of St. Mary’s Avenue. The district is generally bound by St. Mary’s Avenue on the north, 24th Street on the east, Jones Street on the south, and 26th Street on the west (see Figure 10). The area reflects small-scale post-World War II commercial development with modern architectural features, including flat roofs and large expanses of glass, on the immediate outskirts of downtown Omaha.

Statement of Significance

The proposed St. Mary’s Avenue Postwar Commercial District is recommended eligible for the National Register under *Criterion A: Commerce* and *Criterion C: Architecture* as a collection of postwar commercial structures that represent commercial development spreading west of the downtown core in the 1950s.



Miller Electric Company, DO09:0207-058, in potential St. Mary's Avenue Postwar Commercial District



Commercial building, DO09:0207-057, in potential St. Mary's Avenue Postwar Commercial District



Transwood, DO09:0207-065, in potential St. Mary's Avenue Postwar Commercial District



Figure 8. Proposed Creighton University Campus Historic District Boundaries



Figure 9. Proposed Tavor Brothers Apartment Building Historic District Boundaries



Figure 10. Proposed St. Mary's Avenue Postwar Commercial District Boundaries

Commerce



Omaha Wire Products Building at 1523 South 24th Street, DO09:0116-002



Paxton Mitchell Company Warehouse Building at 1039 South 21st Street, DO09:0120-034



Redfield Lithograph at 1901 Howard Street, DO09:0122-034



A.K. Riley Building at 1016 Douglas Street, DO09:0123-006



King Fong's Restaurant/Cafe Beautiful at 315 South 16th Street, DO09:0123-010



Lerner Department Store at 325 South 16th Street, DO09:0123-079



Paxton Hotel at 1403 Farnam Street, DO09:0123-084



Office Building at 1909 Burt Street, DO09:0128-059



J.F. Bloom Co. Building at 1702 Cuming Street, DO09:0130-002



Hupmobile Building at 2523 Farnam Street, DO09:0209-033

Communication



KETV Building at 2665 Douglas Street, DO09:0209-078

Diversion



Joslyn Memorial Art Museum at 2200 Dodge Street, DO09:0126-007

Government



Fire Station Number 4 at 999 North 16th Street, DO09:0129-002



Fire Station Number 12 at 717 South 27th Street, DO09:0207-025

Religion



St. Ann's Church at 2239 Poppleton Avenue, DO09:0118-009



First Church of Christ/Christian Science Church at 565 South 24th Street, DO09:0122-003



St. Mary Magdalene Church at 109 South 19th Street, DO09:0124-001



Kountze Memorial Lutheran Church at 2650 Farnam Street, DO09:0209-001



St. Peter's Church Complex at 2706 Leavenworth Street, DO09:0207-024



Grace Tabernacle Church of God in Christ at 818 North 18th Street, DO09:0130-003

Services



Omaha Public Power District Electric Substation at 421 South 20th Street, DO09:0122-017

Settlement/Architecture



Duplex at 818-820 South 19th Street, DO09:0120-009



Rorick Condominiums at 604 South 22nd Street, DO09:0122-041



The Avenue Apartments at 2235 St. Mary's Avenue, DO09:0122-076



Campion House at 514 Florence Boulevard, DO09:0128-019



Lancaster Apartments at 2556 Marcy Street, DO09:0205-003



Helen Apartments at 2464 Harney Street, DO09:0209-041

Transportation



Chiodo Double House, 913 South 25th Street, DO09:0205-007



Auto Garage at 435 South 20th Street, DO09:0122-018



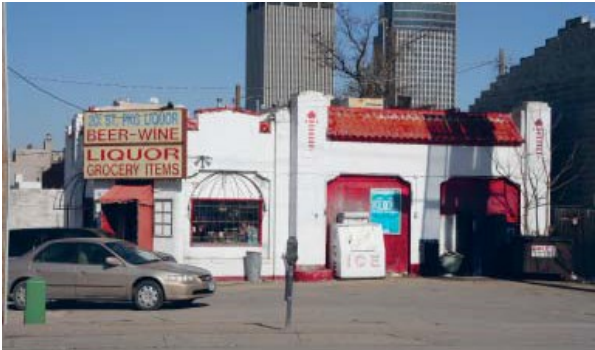
Ormand Apartments at 563 South 28th Street, DO09:0207-001



Miller Knuth Garage at 1724 Howard Street, DO09:0122-020



LaMorada (King's Court) Apartments at 554 South 26th Street, DO09:0207-022



Service Station at 1928 Leavenworth Street, DO09:0122-056

Some properties included in the survey possess a distinctive architectural style and retain a high degree of integrity, but were not old enough at the time of the survey to be considered eligible for the National Register. The following properties will likely be eligible when they reach 50 years of age. However, additional research and review by the NeSHPO may be necessary.



Douglas Street Parking Garage at 2021 Douglas Street, DO09:0124-059, 1970



Heider Hall at 302 North 22nd Street, DO09:0126-024, c.1970



Omaha Police Headquarters at 505 South 15th Street, DO09:0121-108, c.1965



Omaha Fire Division Headquarters at 1516 Jackson Street, DO09:0121-109, c.1965



Office Building at 209 South 19th Street, DO09:0124-060, c.1965



Westbrook Tower at 2121 Douglas Street, DO09:0124-062, c.1965

FUTURE SURVEY AND RESEARCH NEEDS

While conducting the NeHRSI fieldwork within the survey area, several topics and resource types were identified that would benefit from further research and intensive survey efforts to help interpret downtown Omaha’s history.

Additional information and research for the following properties and districts may identify potential Criteria A and B associations, further develop historic contexts, and assist with evaluating the resources for National Register significance.



Backyard grotto at 1552 South 26th Street, DO09:0201-036



Woodmen Tower at 1710 Farnam Street, DO09:0124-008, c.1965



Apartment Building at 510 South 26th Street, DO09:0207-020



Apartment Building at 520 South 26th Street, DO09:0207-021



Omaha Club Building at 2002 Douglas Street, DO09:0124-061



The Royal Apartments at 315 South 27th Avenue, DO09:0209-029



The Victoria Apartments at 317 South 27th Avenue, DO09:0209-030



Warehouse at 103 North 9th Street, DO09:0069-001

Potential North 16th Street Commercial District

The potential North 16th Street Commercial District represents a cluster of mixed-use commercial and residential properties along the east side of North 16th Street between Mike Fahey Street and California Street, north of downtown. While the properties have some integrity loss, further research is recommended to develop the historic context for this immediate area and determine whether this concentration of properties is potentially eligible under *Criterion A: Commerce*.



Mixed-use building, DO09:0127-001, in potential North 16th Street Commercial District



Hotel, DO09:0127-017, in potential North 16th Street Commercial District

Potential Automobile Historic District

A concentration of automobile-related resources is located along Farnam Street and Harney Street between South 25th Avenue and South 27th Avenue. This part of Farnam Street was part of the Lincoln Highway and a number of service stations and car dealerships were present along the route during its heyday. One of the resources within this potential historic district, the Hupmobile Building (DO09:0209-033), which is the last known extant Hupmobile dealership in the United States, is recommended as individually eligible for the National Register, and one building, the Peerless Motor Company Building (DO09:0209-039), is already listed in the National Register. Further research is recommended to determine National Register eligibility under *Criterion A: Transportation and Commerce* and to further identify the historic boundary.



Potential Automobile Historic District



Potential Automobile Historic District

Intensive-Level Survey and Historic Context for Downtown Omaha

Downtown Omaha contains a large number of individually eligible and listed Omaha Landmarks and National Register properties as well as historic districts. Due to this concentration of listed and eligible properties, the downtown area may qualify as an overall historic district, and other thematic districts may be present. Completing an intensive-level survey and developing an in-depth historic context for downtown Omaha would assist in identifying the important historic themes and significant concentrations of properties that could qualify for listing in the National Register. The intensive survey could include the identification of noncontributing and modern properties within downtown, which would assist in identification of historic district boundaries. This Intensive-Level Survey and Historic Context would build upon the results of this reconnaissance-level survey.

Please see Appendix B for preliminary district information prepared by the City of Omaha Planning Department.

Intensive-Level Survey of Postwar Professional Architecture in Omaha

A large number of postwar professional and office buildings are located throughout downtown and Omaha and represent the movement of services outward from the city center during the 1950s and 1960s. Completing an intensive-level survey and developing a historic context would assist in identifying the important themes of postwar professional development and identify significant concentrations of resources that may be eligible for listing in the National Register. This work would continue the Omaha CLG and NeSHPO's efforts to document postwar development in Omaha by supplementing previous residential-focused surveys with their commercial and professional counterparts.

Municipal and Civic Structures Multiple Property Document

The city of Omaha retains a number of municipal and civic structures from various points in its history, including but not limited to fire stations, police stations, maintenance buildings, and public utility structures. An intensive-level citywide survey of these properties could develop a typology of municipal and civic buildings based on form, use, materials, and architectural style. Once the survey and evaluation are complete, a National Register Multiple Property Document (MPD) could be completed to provide a historic context for these properties and identify criteria for eligibility. Within the framework of an MPD, individual properties can be nominated to the National Register and recognized for their significance.

A Proactive Role of Preservation within the Survey Area

The neighborhoods within the survey area have a significant amount of historic preservation potential, whether in commercial or residential areas. Using locally sponsored preservation tools, the city and local preservation-oriented groups can foster preservation efforts within the survey area. The goal is to have preservation become an embraced community value, similar to public safety and quality education.

A variety of preservation activities include:

- Working with neighborhood associations to understand area history and to include preservation as a priority of their future plans and organization.
- Organizing events to increase public education on preservation issues.
- Designating local landmarks and districts.
- Listing properties in the National Register.
- Promoting walking tours.

- Strengthening local historical societies, preservation-oriented groups, and museums.
- Continuing survey efforts on behalf of Omaha CLG and the NSHS.

Preservation tools available include:

- Promoting tax credits to help stimulate downtown and neighborhood revitalization. The preservation and continued use of the historic buildings in the survey area can contribute to a vibrant and economically viable community. The historic tax credit program and the adaptive reuse of historic buildings are two tools of preservation. For buildings that are individually listed in the National Register or are located within and contributing to a National Register-listed historic district, the Internal Revenue Service administers a 20-percent rehabilitation tax credit for approved rehabilitation projects. These projects must be applied to properties rehabilitated for commercial, industrial, agricultural, or rental residential purposes.

Non-historic buildings, or buildings that were constructed before 1936 but that are not listed in the National Register or located within a National Register-listed historic district, may qualify for an Internal Revenue Service-administered 10 percent tax credit for non-residential use rehabilitation projects.

- Promoting the use of state and federal tax credits, including VIP, available for properties listed in the National Register. See Chapter 5 for additional information.

For more information on tax credits contact the NPS or visit their brochure on the web at www2.cr.nps.gov/tps/tax/brochure2.htm or the NSHS web site at <http://www.nebraskahistory.org/histpres/tax.htm>.

- Establishing local design guidelines.

Design guidelines recommend practices to improve and protect the visual character and defining features of a historic commercial district or neighborhood. They offer property owners guidance for the sensitive rehabilitation of the exterior of historic buildings. Design guidelines could suggest techniques for the restoration of storefronts, appropriate alterations, or suitable replacement of windows. For example, property owners could learn appropriate cleaning and repointing methods for masonry that would not damage the structural stability of the bricks, yet would still renew the appearance of a building.

Each community can tailor a set of guidelines to a particular area to address issues for specific building types. Design guidelines should follow the Secretary of the Interior’s Standards for Rehabilitation, prepared by the NPS.

For more information or design guidelines contact the Omaha CLG or the NSHS (see Organizational Contacts in Chapter 5).

CHAPTER 5.

PRESERVATION IN NEBRASKA

INTRODUCTION

Throughout much of Nebraska’s history, preservation was the province of dedicated individuals and organizations working alone in local communities. However, since the passage of the National Historic Preservation Act of 1966, the governor of each state has been required to appoint a State Historic Preservation Officer (SHPO) to oversee preservation efforts. In Nebraska, the Director of the NSHS serves as SHPO. Staff of the NSHS Historic Preservation Division forms the NeSHPO.

The NeSHPO administers a wide range of preservation programs. The duties of the NeSHPO relating to programs called for by the National Historic Preservation Act include the following:

- Conducting and maintaining a statewide historic resources survey.
- Administering the National Register program.
- Assisting local governments in the development of historic preservation programs and certification of qualifying governments.
- Administering tax incentive programs for the preservation of historic buildings, including the Valuation Incentive Program (VIP).

- Assisting federal agencies in their responsibility to identify and protect historic properties that may be affected by their projects.
- Providing preservation education, training, and technical assistance to individuals and groups and local, state, and federal agencies.

What follows is a brief discussion of NeSHPO programs, followed by staff contact information. Though described individually, it is important to note that NeSHPO programs often act in concert with other programs and should be considered elements of the NeSHPO mission and a part of the overall mission of the NSHS.

NEBRASKA HISTORIC RESOURCE SURVEY AND INVENTORY (NeHRSI)

Originally called the Nebraska Historic Buildings Survey (NeHBS), survey activity has been a part of the Nebraska State Historical Society since 1961. Surveys are typically conducted on a county-by-county basis or by individual cities. Information from these surveys and survey conducted by other government agencies and the public contribute to the statewide inventory of historic resources, which currently stands at 73,000 documented sites, reflecting Nebraska’s rich architectural and historic heritage. Surveys funded by the NeSHPO are conducted by researchers who drive every rural

and urban public road in a county/city and record each property that meets certain historic requirements. Surveyors do not enter private property without permission. In addition to this fieldwork, surveyors research the area’s history to better understand the region. Survey projects often include thematic or statewide subjects that may be unique to a certain location, such as a specific structure or type of industry.

The purpose of NeHRSI is to help local preservation advocates, elected officials, land-use planners, economic development coordinators, and tourism promoters understand the value of historic properties in their communities. Properties included in the survey have no use restrictions placed on them and survey inclusion does not require any type of special maintenance. Rather, the survey provides a foundation for identifying properties that may be worthy of preservation, promotion, and recognition within a community.

The NeHRSI provides a basis for preservation and planning at all levels of government and for individual groups or citizens. The survey normally includes properties that convey a sense of architectural significance. When possible and known, NeHRSI also documents properties that have historical significance. The survey is not intended to be a comprehensive history of a county, but a detailed examination of historic properties. Additionally, as NeHRSI is in part federally funded, the NeSHPO must use federal guidelines when evaluating and identifying historic properties. The survey is not the end result, but a starting point for public planners and individuals who value their community’s history.

The NeHRSI is funded in part with the assistance of a federal grant from the U.S. Department of the Interior, National Park Service. For more information, please contact the NeSHPO.

NATIONAL REGISTER OF HISTORIC PLACES

One of the goals of NeHRSI is to help identify properties that may be eligible for listing in the National Register. The National Register is the United States’ official list of significant historic properties. Created by the National Historic Preservation Act of 1966, the National Register includes buildings, structures, districts, objects, and sites that are significant in the country’s history or prehistory. These properties and objects may reflect a historically significant pattern, event, person, architectural style, or archaeological site. National Register properties may be significant at the local, state, or national levels.

Properties need not be as historic as Fort Robinson or architecturally spectacular as the Nebraska State Capitol to be listed in the National Register. Local properties that retain their physical integrity and convey local historic significance may also be listed. It is important to note what listing a property in the National Register means, or perhaps more importantly, does not mean.

The National Register does not:

- Restrict, in any way, a private property owner’s ability to alter, manage or dispose of a property.
- Require that properties be maintained, repaired, or restored.
- Invoke special zoning or local landmark designation.
- Allow the listing of an individual private property over an owner’s objection.
- Allow the listing or an historic district over a majority of property owners’ objections.

Listing a property on the National Register does:

- Provide prestigious recognition to significant properties.

- Encourage the preservation of historic properties.
- Provide information about historic properties for local and statewide planning purposes.
- Promote community development, tourism, and economic development.
- Provide basic eligibility for financial incentives, when available, including federal tax incentives and the VIP program.

For more information, please contact the National Register Coordinator at the NeSHPO.

CERTIFIED LOCAL GOVERNMENTS

An important objective of the NeSHPO is to translate the federal preservation program, as embodied by the National Historic Preservation Act, to the local-level. One element of this goal is to link local governments with a nationwide network of federal, state, and local organizations. One of the most effective tools for this purpose is the Certified Local Government (CLG) program. A CLG is a local government, either a county or municipality that has adopted preservation as a priority. To become a CLG a local government must:

- Establish a preservation ordinance that includes protection for historic properties at a level the community decides is appropriate.
- Promote preservation education and outreach.
- Conduct and maintain some level of a historic building survey.
- Establish a mechanism to designate local landmarks.
- Create a preservation commission to oversee the preservation ordinance and the CLG program.

The advantages of achieving CLG status include:

- A CLG is eligible to receive matching funds from the NeSHPO that are unavailable to non-CLGs.
- Contributing buildings within local landmark districts may be eligible for preservation tax incentives without being listed in the National Register.
- Through the use of their landmark and survey programs, CLGs have an additional tool when considering planning, zoning, and land-use regulations relating to historic properties.
- CLGs have the ability to monitor and preserve structures that reflect the community’s heritage.
- CLGs have access to a nationwide information network of local, state, federal, and private preservation institutions.
- Finally, a CLG through its ordinance and commission has a built-in mechanism to promote pride in, and understanding of, a community’s history.

Certification of a local government for CLG status comes from the NeSHPO and the NP, and there are general rules to follow. A community considering CLG status is given broad flexibility with those guidelines when structuring its CLG program. The emphasis of the CLG program is local management of historic properties with technical and grants assistance from the NeSHPO.

OMAHA CERTIFIED LOCAL GOVERNMENT

The City of Omaha qualified as a CLG in 1985. The Planning Department’s Historic Preservation Administrator manages the program. A chief responsibility of a CLG is to maintain a survey of local historic properties. The survey gathers data related to the city’s historic resources. A survey defines the historic character of a community or

particular area and can provide the basis for making sound judgments in local planning.

Since the adoption of the City of Omaha’s preservation ordinance in 1977, the Landmark Heritage Preservation Commission staff has been involved in ongoing survey activities. CLG grant funds have been used to conduct historic surveys in the Omaha area for many years. The Omaha-Douglas County Historic Buildings Survey contains data on more than 6,000 buildings in the city’s jurisdictional area. This computerized catalog system includes information concerning property location, ownership, use, date of construction, architectural style, and other pertinent information. Historic survey data is now integrated into the city of Omaha’s GIS.

Data contained in the Omaha-Douglas County Historic Buildings Survey is coordinated with the NeHRSI maintained by the NeSHPO. Both the local and state survey data are accessible to the public, although certain information such as the location of vacant properties or archaeological sites may be restricted to the public.

OMAHA LANDMARKS HERITAGE PRESERVATION COMMISSION

In 1977 the Omaha City Council adopted the Landmarks Heritage Preservation Ordinance, the first comprehensive preservation ordinance in Nebraska. Patterned after legislation that had proved successful in Seattle, New York, and Savannah, the Omaha ordinance contained provisions for the creation of a commission that has the ability to designate structures and districts of local significance, regulate work done on designated buildings, and identify and implement overall goals and objectives for preservation in the city.

The 1977 ordinance created the Landmarks Heritage Preservation Commission (Commission). Nine members compose the Commission: an architect, a curator, a professional historian, three members active in a preservation-related field, two laypersons, and an owner or operator of a

business or property within a landmark heritage preservation district. Commission members are appointed by the Mayor to terms of three years, subject to confirmation by the City Council. The Commission selects its own chairman and rules of procedure. The body generally meets monthly, if there is an agenda, which may include state or local nominations, review of work to a historic building, or approval of grant funding. Special meetings may also be held by call of the chairman.

For more information, please call the Preservation Administrator at the Omaha Planning Department listed below.

PRESERVATION TAX INCENTIVES

Since 1976 the Internal Revenue Code has contained provisions offering tax credits for the certified rehabilitation of income-producing historic properties. Historic properties are defined as those listed in the National Register, or as buildings that contribute to the significance of a National Register or Local Landmark historic district. An income-producing property may be a rental residential, office, commercial, or industrial property. Historic working barns or other agricultural outbuildings may also qualify.

A certified rehabilitation is one that conforms to the Secretary of the Interior’s Standards for Rehabilitation. The standards are a common sense approach to the adaptive reuse of historic buildings. It is important to remember that this program promotes the rehabilitation of historic properties so that they may be used to the benefit and enjoyment of the property owner and the community. The program is not necessarily intended to reconstruct or restore historic buildings to exact/original specifications.

The tax incentive program in Nebraska has been responsible for:

- Reinvesting millions of dollars for the preservation of historic buildings.

- Establishing thousands of low- and moderate-income housing units and upper-income units.

- Encouraging the adaptive reuse of previously under or unutilized historic properties in older downtown commercial areas.

- Helping to broaden the tax base.

- Giving real estate developers and city planners the incentive to consider projects in older, historic neighborhoods.

- Helping stabilize older, historic neighborhoods.

Certification of the historic character of the income-producing property—usually by listing the property in the National Register—and certification of the historic rehabilitation is made by both the NeSHPO and the NPS. Before initiating any activity for a project that anticipates the use of preservation tax credits, owners should contact the NeSHPO and a professional tax advisor, legal counsel, or appropriate local Internal Revenue Service office.

For more information, please contact the Project Coordinator at the NeSHPO.

VALUATION INCENTIVE PROGRAM

The VIP is a property tax incentive that assists in the preservation of Nebraska’s historic buildings. Through the valuation preference, the assessed valuation of a historic property is frozen for eight years at the year rehabilitation started. The valuation then rises to its market level over a four-year period. To be eligible for this state tax incentive, a building must:

- Be a qualified historic structure, either by listing in the National Register or by local landmark designation through an approved local government ordinance.

- Be substantially rehabilitated, which means the project must be worth at least 25 percent of the property’s base-year assessed value.

- Be rehabilitated in accordance with the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

Buildings must be a qualified historic structure and the NeSHPO must approve the rehabilitation before construction work starts in order to qualify for the tax freeze benefits. The tax freeze benefits the owners of the historic properties and the community by:

- Providing a real economic incentive to rehabilitate historic buildings.

- Increasing the long-term tax base of a community.

- Helping stabilize older, historic neighborhoods and commercial areas.

- Encouraging the promotion, recognition, and designation of historic buildings.

- Allowing participation by local governments that enact approved historic preservation ordinances.

For more information about VIP, please contact the Project Coordinator at the NeSHPO.

FEDERAL PROJECT REVIEW

Section 106 of the National Historic Preservation Act requires that federal agencies take into account the effect of their undertakings on historic properties; develop and evaluate alternatives that could avoid, minimize, or mitigate adverse effects their projects may have on historic properties; and afford the federal Advisory Council on Historic Preservation an opportunity to comment on the project and its effects on historic properties. The regulations that govern the Section 106 process,

as it is known, also require that the federal agency consult with the NeSHPO when conducting these activities.

For example, if the Federal Highway Administration (FHWA), via the Nebraska Department of Roads, contemplates construction of a new highway, the FHWA must contact the NeSHPO for assistance in determining whether any sites or structures located in the project area are listed, or eligible for inclusion, in the National Register. If properties that meet this criteria are found, the FHWA must consult with the NeSHPO to avoid or reduce any harm the highway might cause the property. Note that a property need not actually be listed in the National Register to be considered for protection, only to have been determined eligible for listing. This process is to take place early enough in the planning effort to allow for alternatives that would avoid adverse effects to historic properties.

It is important to note that public participation in this process is critical. The Section 106 process requires the federal agency to seek public input if adverse effects to historic properties are discovered through consultation with the NeSHPO. The NeSHPO examines information provided by the federal agency, the NeHRSI, and the National Register; although, often the most useful information comes from public comments. Section 106 was included in the National Historic Preservation Act to protect locally significant historic properties from unwitting federal action. It is truly a law that gives the public a voice in an unwieldy bureaucratic system.

For more information about Section 106 review, please contact the Review and Compliance Coordinator at the NeSHPO.

PUBLIC OUTREACH AND EDUCATION

The primary function of the NeSHPO is to assist communities in preserving significant buildings, sites, and structures that convey a sense of community history. The most powerful tool available

to the NeSHPO in this regard is public education. For this reason, NeSHPO staff spends considerable time conducting public meetings and workshops and disseminating information to the public. Additionally, NeSHPO staff is frequently looking for ways to assist teachers as they incorporate Nebraska’s heritage into classroom lessons. Visit the NeSHPO website at www.nebraskahistory.org for more information on NeSHPO public outreach and education.

The NeSHPO’s goal is to assist local individuals, groups, and governments understand, promote, and preserve historic properties. The NeSHPO advocates not only the self-evident aesthetic advantages of historic preservation, but also the potential for preservation to help promote economic development, community planning, tourism, environmental sensitivity, and land-use planning.

The aforementioned descriptions are meant to orient the reader to the NeSHPO programs within the larger mission of the NSHS. As all NeSHPO programs originate from a common source—the National Historic Preservation Act—they work best when they work together, either in whole or in part. For the programs to function at all, they require the interest and participation of the people they are meant to serve the public.

For more information about the NeSHPO or the programs discussed, call (402) 471-4787 or (800) 833-6747. Additional information is available at the Nebraska State Historical Society web page at www.nebraskahistory.org.

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APPENDIX A.

LIST OF SURVEYED PROPERTIES

NeHRSI #	Name	Address	Context
DO09:0066-009	Commercial Building	819 South 7th Street	Commerce
DO09:0066-010	Omaha Public Power Substation	505 Marcy Street	Services
DO09:0069-001	Warehouse	103 North 9th Street	Commerce
DO09:0116-002	Omaha Wire Products Building	1523 South 24th Street	Commerce
DO09:0118-009	St. Ann's Church	2239 Poppleton Avenue	Religion
DO09:0118-010	House	2214 Pierce Street	Settlement
DO09:0120-009	Duplex	818-820 South 19th Street	Settlement
DO09:0120-012	Bridge	16th Street Viaduct	Transportation
DO09:0120-026	House	2220 Mason Street	Settlement
DO09:0120-033	Bridge	Mason Street (Viaduct approach)	Transportation
DO09:0120-034	Paxton Mitchell Company	1039 South 21st Street	Commerce
DO09:0121-013	Shoman-Thayer Building	1311 Howard Street	Commerce
DO09:0121-041	Commercial Building	1416 Howard Street	Commerce
DO09:0121-042	Commercial Building	1412 Howard Street	Commerce
DO09:0121-044	Fepco Building	416 South 14th Street	Commerce
DO09:0121-060	E. F. Electronic Building	514 South 13th Street	Commerce
DO09:0121-061	The Lotus	1207 Howard Street	Commerce
DO09:0121-103	J. P. Cooke Building	1309 Howard Street	Commerce
DO09:0121-104	Commercial Building	1401 Jackson Street	Commerce
DO09:0121-105	Commercial Building	1515 Jones Street	Commerce
DO09:0121-106	Jones and 15th Streets	Jones Street between 16th and 14th Streets and 15th Street between Jackson Street and Leavenworth Street	Transportation
DO09:0121-107	Jones Street	Jones Street between 13th and 14th Street	Transportation
DO09:0121-108	Omaha Police Headquarters	505 South 15th Street	Government
DO09:0121-109	Omaha Fire Division Headquarters	1510 Jackson Street	Government
DO09:0122-003	First Church of Christ/Christian Science Church	565 South 24th Street	Religion
DO09:0122-013	Commercial Building/Apartment Building	2316 Howard Street	Commerce
DO09:0122-017	Power Building/Commercial Building	421 South 20th Street	Services
DO09:0122-018	M.U.D. Garage	435 South 20th Street	Services
DO09:0122-020	Miller Knuth garage	1724 Howard Street	Commerce
DO09:0122-034	Redfield Lithograph	1901 Howard Street	Commerce

NeHSI #	Name	Address	Context
DO09:0122-041	Rorick Condominiums	604 South 22nd Street	Settlement
DO09:0122-056	Service Station	1928 Leavenworth Street	Transportation
DO09:0122-071	18th Street	18th Street between Jackson Street and Leavenworth Street	Transportation
DO09:0122-072	Jones Street	Jones Street between 19th Avenue and 20th Street	Transportation
DO09:0122-073	19th Avenue	19th Avenue between Jackson Street and Jones Street	Transportation
DO09:0122-074	19th Avenue	19th Avenue between Howard Street and St. Mary's Avenue	Transportation
DO09:0122-075	Service Garage	603 South 24th Street	Transportation
DO09:0122-076	The Avenue Apartments	2235 St. Mary's Avenue	Settlement
DO09:0122-077	17th Street	17th Street south of Jackson Street	Transportation
DO09:0123-006	A. K. Riley Building	1016 Douglas Street	Commerce
DO09:0123-010	King Fong's Restaurant/Cafe Beautiful	315 South 16th Street	Commerce
DO09:0123-061	M&R Building	1407 Harney Street	Commerce
DO09:0123-062	Corey-Mckenzie Building	1405 Harney Street	Commerce
DO09:0123-077	Central Park Tower	1511 Farnam Street	Settlement
DO09:0123-079	Lerner's Department Store	1524 Harney Street	Commerce
DO09:0123-081	Jazz Building	1419 Farnam Street	Commerce
DO09:0123-083	Goodrich Building	1415 Farnam Street	Commerce
DO09:0123-084	The Paxton	1403 Farnam Street	Commerce
DO09:0123-089	Urbane	1007 Farnam Street	Commerce
DO09:0123-097	Archway	11th Street at Farnam Street	Diversion
DO09:0123-098	11th Street	11th Street between Farnam Street and Harney Street	Transportation
DO09:0123-099	Commercial Building	1415 Harney Street	Commerce
DO09:0123-100	Art Gallery	1013 Harney Street	Commerce
DO09:0124-001	St. Mary Magdelene Church	109 South 19th Street	Religion
DO09:0124-007	Scottish Rite Temple	202 South 20th Street	Association
DO09:0124-008	Woodmen Tower	1710 Farnam Street	Commerce
DO09:0124-028	Scoular Building	2027 Dodge Street	Commerce
DO09:0124-032	Farm Credit Union	206 South 19th Street	Services
DO09:0124-033	Union State Bank Building/Service Life Building	1904 Farnam Street	Services
DO09:0124-046	Firestone Tire Co. Building	2001 Harney Street	Commerce
DO09:0124-063	Fraternal Order of Eagles	201 South 24th Street	Association
DO09:0124-057	Industrial Building	112 South 20th Street	Commerce
DO09:0124-058	Wells Fargo Bank	1919 Douglas Street	Services
DO09:0124-059	Douglas Street Parking Garage	2021 Douglas Street	Transportation
DO09:0124-060	Office Building	209 South 19th Street	Commerce
DO09:0124-061	Omaha Club Building	2002 Douglas Street	Diversion
DO09:0124-062	Westbrook Tower	2121 Douglas Street	Settlement
DO09:0125-040	11th Street	11th Street, between Capitol Avenue and Dodge Street	Transportation

NeHSI #	Name	Address	Context
DO09:0126-007	Joslyn Memorial Art Museum	2200 Dodge Street	Diversion
DO09:0126-024	Heider Hall	302 North 22nd Street	Settlement
DO09:0127-001	Apartment Building	611 North 16th Street	Settlement
DO09:0127-015	Commercial Building	609 North 16th Street	Commerce
DO09:0127-016	Commercial Building	607 North 16th Street	Commerce
DO09:0127-017	M. Tattle Building	601 North 16th Street	Commerce
DO09:0127-026	Auto Garage	723 N 16th Street	Commerce
DO09:0128-019	Campion House	514 Florence Boulevard	Settlement
DO09:0128-020	Florence Boulevard	Florence Boulevard between Burt and Cass Streets	Transportation
DO09:0128-059	Office Building	1909 Burt Street	Commerce
DO09:0128-063	Precision Tool, Inc.	1809 Burt Street	Commerce
DO09:0128-077	18th Street	18th Street between Burt Street and Webster Street	Transportation
DO09:0128-078	Pettit's Pastry	510 North 16th Street	Commerce
DO09:0128-079	Ahmanson Law Center	2208 California Place	Education
DO09:0129-002	Fire Station No. 4	999 North 16th Street	Government
DO09:0130-002	J. F. Bloom Co. Building	1702 Cuming Street	Commerce
DO09:0130-003	Grace Tabernacle Church of God in Christ	818 North 18th Street	Religion
DO09:0130-053	Julian Chevrolet Garage Building	2101 Cuming Street	Transportation
DO09:0130-055	Commercial Building	2109 Cuming Street	Commerce
DO09:0130-056	Commercial Building	2115 Cuming Street	Commerce
DO09:0130-058	Florence Boulevard	Florence Boulevard between Burt and Nicholas Streets	Transportation
DO09:0130-060	18th Street	18th Street between Cuming Street and Burt Street	Transportation
DO09:0130-065	House	911 North 18th Street	Settlement
DO09:0130-066	18th Street	18th Street between Iazard Street and Cuming Street	Transportation
DO09:0130-063	Apartment Building	1624 Cuming Street	Settlement
DO09:0199-005	Shirley Street	Shirley Street between 28th Street and 27th Street	Transportation
DO09:0201-039	House	1745 South 26th Street	Settlement
DO09:0201-022	House	1548 South 25th Avenue	Settlement
DO09:0201-023	House	1542 South 26th Street	Settlement
DO09:0201-024	House	1518 South 26th Street	Settlement
DO09:0201-025	House	1514 South 26th Street	Settlement
DO09:0201-026	House	1504 South 25th Avenue	Settlement
DO09:0201-027	House	1507 South 25th Avenue	Settlement
DO09:0201-028	House	1519 South 25th Avenue	Settlement
DO09:0201-029	House	1542 South 25th Avenue	Settlement
DO09:0201-030	House	1513 South 25th Street	Settlement
DO09:0201-031	House	1508 South 25th Street	Settlement
DO09:0201-032	House	2553 Hickory Street	Settlement

NeHSR #	Name	Address	Context
DO09:0201-033	House	1721 South 28th Street	Settlement
DO09:0201-015	Apartment Building	1746 South 27th Street	Settlement
DO09:0201-036	House	1552 South 26th Street	Settlement
DO09:0201-037	House	1521 South 28th Street	Settlement
DO09:0201-038	House	1515 South 28th Street	Settlement
DO09:0203-042	House	1316 South 24th Street	Settlement
DO09:0203-006	House	1318 South 25th Street	Settlement
DO09:0203-043	House	2702 Poppleton Avenue	Settlement
DO09:0203-044	House	1205 South 27th Street	Settlement
DO09:0203-045	House	1118 South 27th Street	Settlement
DO09:0203-046	House	1211 South 25th Avenue	Settlement
DO09:0203-047	House	1212 South 25th Avenue	Settlement
DO09:0203-048	House	2558 Pierce Street	Settlement
DO09:0203-049	Duplex	2526 Pierce Street	Settlement
DO09:0203-050	House	2711 Poppleton Avenue	Settlement
DO09:0203-037	House	2703 Poppleton Avenue	Settlement
DO09:0203-038	House	1337 South 28th Street	Settlement
DO09:0203-039	House	2552 Woolworth Avenue	Settlement
DO09:0203-040	House	2428 Poppleton Avenue	Settlement
DO09:0203-041	House	1330 South 24th Street	Settlement
DO09:0205-003	Lancaster Apartments	2556 Marcy Street	Settlement
DO09:0205-007	Chiodo Double House	913 South 25th Street	Settlement
DO09:0205-008	Vincenzo P. Chiodo Residence	1004 South 25th Avenue	Settlement
DO09:0205-011	Commercial Building	2709 Leavenworth Street	Commece
DO09:0205-035	House	1019 South 26th Street	Settlement
DO09:0205-075	House	2545 Rees Street	Settlement
DO09:0205-086	Apartment Building	902 South 25th Street	Settlement
DO09:0205-092	Duplex	918 South 25th Street	Settlement
DO09:0205-094	Duplex	819 South 27th Street	Settlement
DO09:0205-098	Duplex	2565 Marcy Street	Settlement
DO09:0205-100	Duplex	2560 Mason Street	Settlement
DO09:0205-111	House	837 South 28th Street	Settlement
DO09:0205-115	House	2714 Mason Street	Settlement
DO09:0205-118	House	2511 Marcy Street	Settlement
DO09:0207-001	Ormand Apartments	563 South 28th Street	Settlement
DO09:0207-007	House	2706 Howard Street	Settlement
DO09:0207-012	Quadplex	536 South 26th Avenue	Settlement
DO09:0207-017	Duplex	527 South 26th Avenue	Settlement
DO09:0207-020	Office Bldg	510 South 26th Street	Settlement
DO09:0207-021	Apartment Building	520 South 26th Street	Settlement
DO09:0207-022	LaMorada Apartments	554 South 26th Street	Settlement
DO09:0207-024	St. Peters Church	2706 Leavenworth Street	Religion
DO09:0207-025	Firestation No. 12	717 South 27th Street	Government

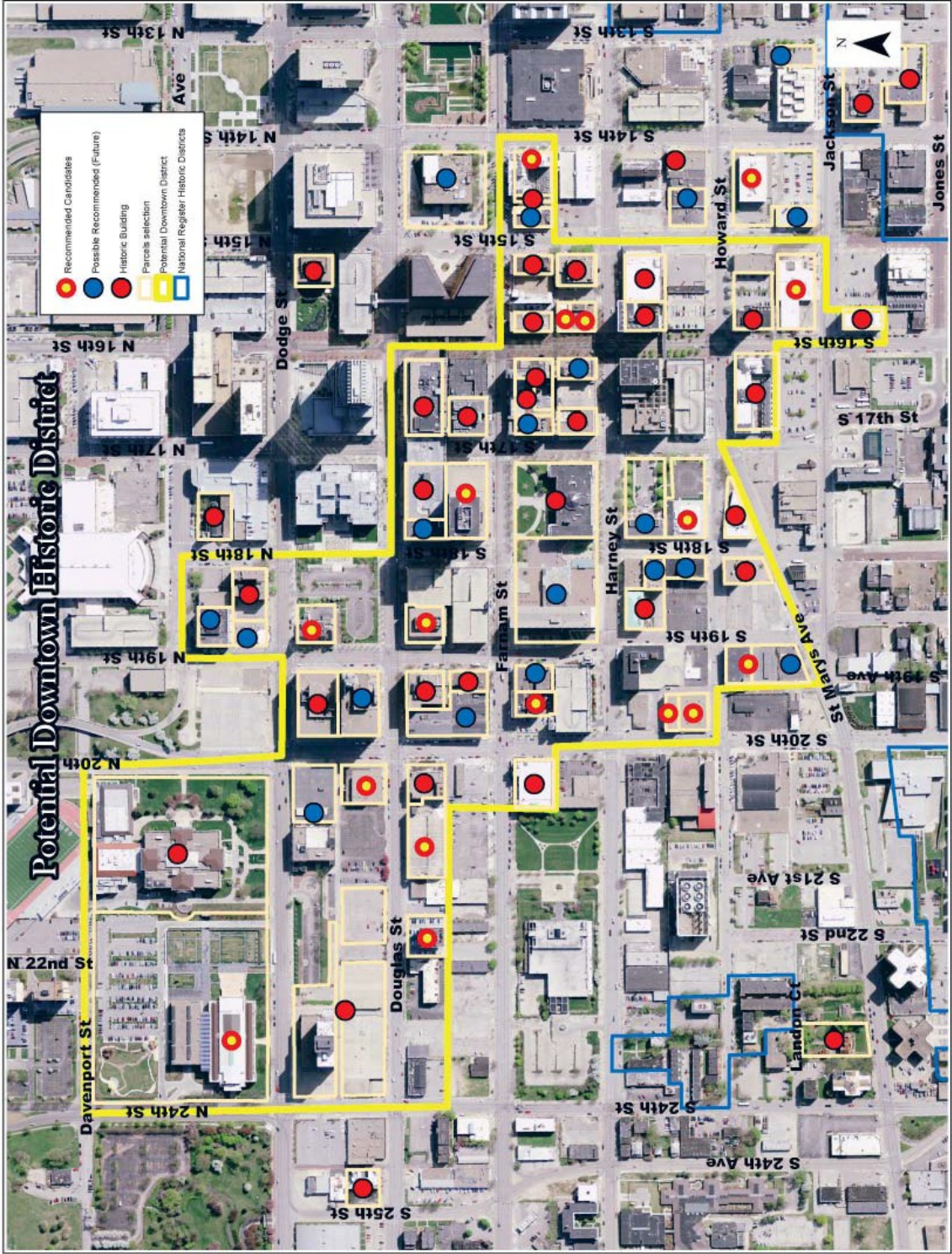
NeHSR #	Name	Address	Context
DO09:0207-028	Duplex District	Jones Street District	Settlement
DO09:0207-068	Commercial Building	522 South 24th Street	Commerce
DO09:0207-057	Commercial Building	2451 St. Marys Avenue	Commerce
DO09:0207-058	Miller Electric Company	2501 St. Mary's Avenue	Commerce
DO09:0207-059	J. D. Casey Company	2656 St. Mary's Avenue	Commerce
DO09:0207-060	U.F.C.W. District Union - AFLCIO	2502 Leavenworth Street	Association
DO09:0207-061	House	702 South 25th Street	Settlement
DO09:0207-062	House	2507 Jones Street	Settlement
DO09:0207-063	House	2511 Jones Street	Settlement
DO09:0207-064	House	607 South 25th Avenue	Settlement
DO09:0207-065	Transwood	2565 St. Mary's Avenue	Commerce
DO09:0207-066	Jones Street and 26th Avenue	Jones Street and 26th Avenue between St. Mary's Avenue and 26th Street	Transportation
DO09:0209-001	Kountze Memorial Lutheran Church	2650 Farnam Street	Religion
DO09:0209-015	Drummond Motor Company Building	2570 Farnam Street	Commerce
DO09:0209-016	Barnhart Press	2600 Farnam Street	Commerce
DO09:0209-017	Jones Oppor/Van Brunt Automobile Company Building	2562 Farnam Street	Commerce
DO09:0209-018	Studebaker Building	2558 Farnam Street	Commerce
DO09:0209-025	House	314 South 27th Avenue	Settlement
DO09:0209-026	Duplex	318-320 South 27th Avenue	Settlement
DO09:0209-027	Alma Apartments	2754 Harney Street	Settlement
DO09:0209-028	Commercial Building	2669-2687 Farnam Street	Commerce
DO09:0209-029	The Royal	315 South 27th Avenue	Settlement
DO09:0209-030	Victoria Apartments	317 South 27th Avenue	Settlement
DO09:0209-032	Commercial Building	2555 Farnam Street	Commerce
DO09:0209-033	Hupmobile	2523 Farnam Street	Transportation
DO09:0209-035	Commercial Building	2584 Harney Street	Commerce
DO09:0209-036	Commercial Building	2584 Harney Street	Commerce
DO09:0209-037	Commercial Building	2574 Harney Street	Commerce
DO09:0209-038	Commercial Building	2572 Harney Street	Commerce
DO09:0209-041	Helen Apartments	2464 Harney Street	Settlement
DO09:0209-068	26th Street	26th Street between Farnam Street and Douglas Street	Transportation
DO09:0209-069	Dunklau Building	124 South 24th Street	Commerce
DO09:0209-070	Office Building	117 South 25th Street	Commerce
DO09:0209-071	Judah Castor Company	2621 Farnam Street	Commerce
DO09:0209-072	American Plastics	2757 Farnam Street	Commerce
DO09:0209-073	Commercial Building	2767 Farnam Street	Commerce
DO09:0209-074	Office Building	2626 Harney Street	Commerce
DO09:0209-075	27th Avenue	27th Avenue between Farnam Street and Dewey Avenue	Transportation
DO09:0209-076	Service Station	2751 Farnam Street	Commerce
DO09:0209-077	Office Building	2530 Harney Street	Commerce

NeHRSI #	Name	Address	Context
DO09:0209-078	KETV	2665 Douglas Street	Communica- tion
DO09:0213-001	St. John's Collegiate Church	2500 California Street	Religion
DO09:0213-002	Creighton Hall	2500 California Street	Education
DO09:0213-008	House	515 North 28th Avenue	Settlement
DO09:0213-010	Hitchcock Building	2500 California Street	Education
DO09:0213-011	Humanities Building	2500 California Street	Education
DO09:0213-012	Old Gymnasium - Joseph J. Vinardi Athletic Center	2500 California Street	Education
DO09:0213-013	Makoe Hall	2500 California Street	Education
DO09:0213-014	Creighton Hall	2500 California Street	Education
DO09:0213-016	Fr. Francis Deglman Hall	2500 California Street	Education
DO09:0213-017	Mary Rodgers Brandeis Hall	2500 California Street	Education
DO09:0213-018	W. Clarke Swanson Hall	2500 California Street	Education
DO09:0213-019	Reinert Alumni Memorial Library	2500 California Street	Education
DO09:0213-020	Kiewit Hall	2500 California Street	Education
DO09:0213-021	Becker Hall	2500 California Street	Education
DO09:0213-022	Gallagher Hall	2500 California Street	Education
DO09:0213-023	College of Business Administration	2500 California Street	Education
DO09:0213-024	Rigge Science Center	2500 California Street	Education
DO09:0213-025	Criss I Building	2500 California Street	Education
DO09:0213-026	Criss Health Sciences Center	2500 California Street	Education
DO09:0213-027	Hixon-Lied Science Center	2500 California Street	Education
DO09:0215-016	Duplex	923 Lincoln Boulevard	Settlement

APPENDIX B.

PRELIMINARY DOWNTOWN HISTORIC

DISTRICT INFORMATION



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GLOSSARY

Art Moderne Style (circa 1930-1950). An architectural style featuring industrial technology and stream-lined simplicity. Features include smooth, rounded corners, horizontal massing, details in concrete, glass block, aluminum, and stainless steel.

Association. Link of a historic property with a historic event, activity, or person. Also, the quality of integrity through which a historic property is linked to a particular past time and place.

Balloon frame. A type of support for wood-frame buildings that utilizes vertical studs that extend the full height of the wall and floor joists fastened to the studs with nails. Balloon-frame buildings in Nebraska became popular with the expansion of the railroad when milled lumber could be shipped to the plains for relatively low cost.

Bay window. A decorative window that projects out from the flat surface of an exterior wall, often polygonal in design. Bay windows are often seen on Queen Anne style buildings.

Boom-Town (circa 1850-1880). See false-front.

Brackets. Support members used under overhanging eaves of a roof, usually decorative in nature.

Building. A building is erected to house activities performed by people.

Bungalow/Craftsman Style (circa 1890-1940). An architectural style characterized by overhanging eaves, modest size, open porches with large piers and low-pitched roofs.

Circa, Ca., or c. At, in, or of approximately, used especially with dates.

Clapboard. Relatively long, thin boards that have a thick lower edge and a feathered, or tapered upper edge. The shape of the boards permits them to be overlapped horizontally. Clapboard is most commonly used as cladding material on vernacular form houses and their secondary buildings.

Colonial Revival (circa 1900-1940). An architectural style that relies heavily on a simple, classically derived entrance to indicate the style's architectural heritage. Colonial Revival houses often feature symmetrical forms and elevations, side gable roofs with dormers, columns, and shutters.

Column. A circular or square vertical support member.



Example of Commercial Vernacular Style

the period of significance, relates to the documented significance of the property, and possesses historic integrity, or is capable of yielding important information about the period.

Contributing (NeHRSI definition). A building, site, structure, object, or collection of buildings such as a farmstead that meets the NeHRSI criteria of integrity, historic association, historic architectural qualities, and was present during the period of significance. A property that contributes to the NeHRSI is generally evaluated with less strictness than for an individual listing on the National Register, yet more strictness than a building which may “contribute” to a proposed National Register district.

Cross-Gable (circa 1860-1910). A vernacular building form typically two stories and square in plan with two identical roofs whose ridges intersect to produce a cruciform.

Design. Quality of integrity applying to the elements that create the physical form, plan, space, structure, and style of a property.



Example of Dormer

Eclectic Style (circa 1890-1910). An eclectic building displays a combination of architectural elements from various styles. It commonly resulted when a house designed in one architectural style was remodeled into another.

Elevation. Any single side of a building or structure.

Eligible. Properties that meet the National Park Service Criteria for nomination and listing on the National Register of Historic Places.

Commercial Vernacular Style (circa 1860-1930). A form of building used to describe simply designed commercial buildings of the late nineteenth and early twentieth centuries, which usually display large retail windows and recessed entrances on the first floor.

Contemporary (circa 1950-1980). A style that relies on minimal architectural detail and harmony with nature, through the integration of the building into the landscape. Contemporary architecture often features large expanses of glass, geometrical and angular shapes, and flat roofs. In some cases, Contemporary houses are modified Ranch and Split-level forms.

Contributing (National Register definition). A building, site, structure, or object that adds to the historic associations, historic architectural qualities for which a property is significant. The resource was present during



Example of Cross Cable building form

Dormer. A vertical window projecting from the roof. Variations of dormer types can be based on the dormer’s roof form, for example shed dormer, gable dormers, and hipped dormers.

Dutch Colonial Revival Style (circa 1900-1940). A residential architectural style based on the more formal Georgian Revival style. This style is identified by its gambrel roof and symmetrical facade.

Evaluation. Process by which the significance and integrity of a historic property are judged and eligibility for National Register of Historic Places (National Register) listing is determined.

Extant. Still standing or existing (as in a building, structure, site, and/or object).

False-front (circa 1850-1880). A vernacular building form, which is typically a one-and-one-half story front gable frame building with a square facade that extends vertically in front of the front-facing gable. This gives an entering visitor the sense of approaching a larger building. This form is often used in the construction of a first-generation commercial building, thus is also known as “boom-town.”

Feeling. Quality of integrity through which a historic property evokes the aesthetic or historic sense of past time and place.

Fenestration. The arrangement of windows and other exterior openings on a building.

Foursquare Style (circa 1900-1930). Popularized by mail-order catalogues and speculative builders in the early twentieth century, this style is typified by its box-like massing, two-stories, hipped roof, wide overhanging eaves, central dormers, and one-story porch spanning the front facade.

Front Gable (circa 1860-1910). The vernacular form of a building, generally a house, in which the triangular end of the roof faces the street.

Gable. The vertical triangular end of a building from cornice or eaves to ridge.

Gabled Ell (circa 1860-1910). The vernacular form of a building, generally a house, in which two gabled wings are perpendicular to one another in order to form an “L”-shaped plan.

Gable end. The triangular end of an exterior wall.

Gable roof. A roof type formed by the meeting of two sloping roof surfaces.

Gambrel roof. A roof type with two slopes on each side.

High Victorian Gothic (circa 1865-1900). This architectural style drew upon varied European medieval sources and employed pointed arches and polychromatic details. The heavier detailing and more complex massing made this style popular for public and institutional buildings.

Hipped roof. A roof type formed by the meeting of four sloping roof surfaces.

Historic context. The concept used to group related historic properties based upon a theme, a chronological period, and/or a geographic area.



Example of Front Gable building form



Example of Gabled Ell building form

Integrity. Authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s historic period.

Italianate Style (circa 1870-1890). A popular style for houses, these square, rectangular, or L-shaped, two-story buildings have low-pitched, hip roofs, with wide eaves usually supported by heavy brackets, tall narrow windows, and front porches. In some cases, the roof may be topped with a cupola.

Keystone. A wedge-shaped piece at the crown of an arch that locks the other pieces in place. It is seen most often over arched doors and window openings and is sometimes of a different material than the opening itself.

Late Gothic Revival Style (circa 1880-1920). A later version of the Gothic style, these buildings are generally larger and use heavy masonry construction. In churches, masonry is sometimes used throughout the structure. The pointed-arch window openings remain a key feature; however, designs are more subdued than those of the earlier period.

Location. Quality of integrity retained by a historic property existing in the same place as it did during the period of significance.

Materials. Quality of integrity applying to the physical elements that were combined or deposited in a particular pattern or configuration to form a historic property.

Mediterranean Revival (circa 1900-1940). These buildings are characterized by flat wall surfaces, often plastered, broken by a series of arches with terra cotta, plaster, or tile ornamentation. Details such as red tile roofs and heavy brackets are also commonly seen.

Minimal Traditional (circa 1935-1950). Loosely based on the Tudor Revival and Colonial Revival style, Minimal Traditional homes are small, unadorned cottage-sized structures characterized by a side gable form with shallow eaves and a front-gable entry vestibule.

Multiple Property Nomination. The National Register of Historic Places Multiple Property documentation form nominates groups of related significant properties. The themes, trends, and patterns of history shared by the properties are organized into historic contexts. Property types that represent those historic contexts are defined within the nomination.

National Register of Historic Places (National Register). The official federal list of districts, buildings, sites, structures, and objects significant in American history, architecture, archaeology, engineering, and culture that are important in the prehistory or history of their community, state, or nation. The program is administered through the National Park Service by way of State Historic Preservation Offices.

National Register of Historic Places Criteria. Established criteria for evaluating the eligibility of properties for inclusion in the National Register. See Chapter 2, Survey Methods and Results.

Neo-Classical Style (circa 1900-1920). An architectural style characterized by a symmetrical facade and usually includes a pediment portico with classical columns.

Noncontributing (National Register definition). A building, site, structure, or object that does not add to the historic architectural qualities or historic associations for which a property is significant. The resource was not present during the period of significance; does not relate to the documented significance of the property; or due to alterations, disturbances, additions, or other changes, it no longer possesses historic integrity nor is capable of yielding important information about the period.

Noncontributing (NeHRSI definition). A building, site, structure, object, or collection of buildings such as a farmstead that does not meet the NeHRSI criteria of integrity, historic association, historic architectural qualities, or was not present during the period of significance. Noncontributing properties are not generally entered into, nor kept in, the NeHRSI inventory; however, exceptions do exist.

Object. An artistic, simple, and/or small-scale construction not identified as a building or structure; i.e. historic signs, markers, and monuments.

One-story Cube (circa 1870-1930). The vernacular form of a house, which is one-story and box-like in massing. Features generally include a low-hipped roof, a full front porch recessed under the roof, little ornamentation, and simple cladding, such as clapboard, brick, or stucco. Also known as a Prairie Cube.



Example of One Story Cube building form

Period of Significance. Span of time in which a property attained the significance for which it meets the National Register criteria.

Pony truss bridge (circa 1880-1920). A low iron or steel truss, approximately 5 to 7 feet in height, located alongside and above the roadway surface. Pony truss bridges often range in span lengths of 20 to 100 feet.

Portico. A covered walk or porch supported by columns or pillars.

Potentially eligible. Properties that may be eligible for listing on the National Register pending further research and investigation.

Property. A building, site, structure, and/or object situated within a delineated boundary.

Property type. A classification for a building, structure, site, or object based on its historic use or function.

Queen Anne Style (circa 1880-1900). A style that enjoyed widespread popularity, particularly in the eastern portion of Nebraska. These houses are typically two stories tall, have asymmetrical facades, and steeply pitched rooflines of irregular shape. Characteristics include a variety of surface textures on walls, prominent towers, tall chimneys, and porches with gingerbread trim.

Ranch (circa 1945-1970). An architectural form that was the dominant postwar house type throughout the country. These houses have a one-story elongated main mass, asymmetrical facade, and low-pitched roof with wide eaves. Additional characteristic features include a large picture window on the facade, elevated windows, integrated planters, wrought-iron porch supports, wide chimneys, roof cutouts, and an attached garage or carport.



Example of Ranch building form



Example of Side Gable building form

Setting. Quality of integrity applying to the physical environment of a historic property.

Shed roof. A roof consisting of one inclined plane.

Side Gable (circa 1860-1940). The vernacular form of a building, generally a house, in which the gable end of the roof is perpendicular to the street.

Significance. Importance of a historic property as defined by the National Register criteria in one or more areas of significance.

Site. The location of a prehistoric or historic event.

Spanish Colonial Revival Style (circa 1900-1920). These buildings, which have a southwestern flavor, show masonry construction usually covered with plaster or stucco, red clay tiled hipped roofs, and arched porches. Some facades are enriched with curvilinear and decorated roof lines.

Structure. Practical constructions not used to shelter human activities.

Split-level (circa 1955-1975). A house form that is characterized by a one-story main mass resting on a raised foundation and connected to a two-story mass partially below grade, thus resulting in three floor levels of divided living space. Influenced by the Ranch, Split-level houses often feature horizontal lines, low-pitched roofs, overhanging eaves, and attached garages.

Stucco. A material usually made of Portland cement, sand, and a small percentage of lime and applied in a plastic state to form a hard covering for exterior walls.

Tudor Revival Style (circa 1920-1940). A style that reflects a blend of a variety of elements from late English medieval styles. It is identified by steep gables, half-timbering, and mixes of stone, stucco, and wood.

Turret. A little tower that is an ornamental structure and projects at an angle from a larger structure.
Two-story Cube (circa 1860-1890). The vernacular form, generally for a house, which is a two-story building, box-like in massing, with a hipped roof, near absence of surface ornament, and simple exterior cladding such as brick, clapboard, or stucco.

Vernacular. A functional, simplistic building or structure without stylistic details. Vernacular form buildings were usually designed by the builder, not by an architect.

Workmanship. Quality of integrity applying to the physical evidence of the crafts of a particular culture, people, or artisan.

Images shown in glossary adapted from Barbara Wyatt, ed., Cultural Resource Management in Wisconsin, vol. 2, Architecture (Madison, Wis.:State Historical Society of Wisconsin, 1986).

